

Management Certificate*In compliance with Tex. Prop. Code, Title 11 Section 209.004*

STATE OF TEXAS §
 §
 COUNTY OF BRAZORIA §

I, James Hules, am the Property Manager of Suncreek Estates Property Owners Association, Inc., the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Suncreek Estates
 Name of Association: Suncreek Estates Property Owners Association, Inc.
 Website of Association: <https://www.crest-management.com/Communities/Suncreek-Estates-Property-Owners-Association>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Plat – Suncreek Estates, Section 1	2003063217	10/02/03
Declaration of Covenants, Conditions and Restrictions – Section 1	2003063532	10/03/03
Plat – Suncreek Estates, Section 2	2004042244	07/16/04
Declaration of Covenants, Conditions and Restrictions – Section 2	2004042245	07/16/04
Articles of Incorporation	2005033953	06/16/05
Plat – The Oaks at Suncreek Estates	2005058149	10/11/05
Declaration of Covenants, Conditions and Restrictions – The Oaks	2005058414	10/12/05
General Warranty Deed (Common Areas, Section 1)	2009056025	12/21/09
General Warranty Deed (Common Areas, the Oaks)	2009056027	12/21/09
General Warranty Deed (Common Areas, Section 2)	2009056026	12/21/09
Resolution: Covenant Compliance Inspection	2010012842	04/01/10
Enforcement Regulations and Fining Policy	2010044122	10/15/10
Records Retention Policy	2011053231	12/30/11
Supplemental Deed Policy Regarding Solar Panels, Roof Singles, Flags, Flagpoles, Religious Items, Rain Barrels	2011053233	12/30/11
Books and Records Production Policy	2011053230	12/30/11
Payment Plan Policy	2011053232	12/30/11
Collection Policy (2012)	2012005497	02/09/12
Bylaws	2013004338	01/28/13
Collection Policy (2013)	2013008904	02/25/13
Collection Policy (2013)	2013060336	12/18/13
Election Protocol	2014041964	09/29/14
Builder Guidelines	2017045722	09/20/17
Leasing and Tenancy Restrictions and Policies	2018014971	03/29/18
Amended Builder Guidelines	2018036451	07/18/18
Amended and Restated Fining Policy	2019015048	04/20/19
Amended Builder Guidelines	2019024851	05/29/19
Amended and Restated Fining Policy	2022033532	06/02/22
Large Contract Bid Solicitation Policy	2022044787	07/28/22
AOC Denial and Appeal Hearing Policy	2022052909	09/12/22

Architectural Review Authority Policy and Charter	2022052956	09/12/22
Amended Builder Guidelines	2022052906	09/12/22
Large Contract Bid Solicitation Policy	2022052957	09/12/22
Collection Policy (2022)	2022052959	09/12/22
Policy Regarding Records Inspection & Production	2022052960	09/12/22
Policy Regarding Records Retention	2022052961	09/12/22
Supplemental Deed Policy Regarding Religious Items, Security Measures	2023043618	09/26/23
Collections Policy (2023)	2023052516	11/27/23

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Suncreek Estates Property Owners Association, Inc.
c/o Crest Capital Management
17171 Park Row, Ste. 310
Houston, Texas 77084
281-579-0761
info@crest-management.com

The name, mailing address, telephone number, and email address of the managing agent / designated representative:

James Hules
Crest Capital Management
17171 Park Row, Ste. 310
Houston, Texas 77084
281-579-0761
info@crest-management.com

Legal Counsel for the Association is as follows:

LAMBRIGHT ★ MCKEE
940 Corbindale Rd.
Houston, Texas 77024
Telephone (713) 840-1515
Facsimile (713) 840-1521

Date:

07/26/2024

By:



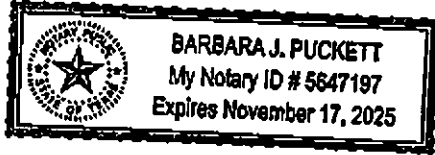
James Hules, Property Manager

STATE OF TEXAS

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COUNTY OF BRAZORIA

This instrument was acknowledged before me on the 26th day of July, 2024 by James Hules,
Property Manager, on behalf of the Association.



Barbara J. Puckett
Notary Public in and for the State of Texas

EXHIBIT "A"

**FEES CHARGED BY THE ASSOCIATION RELATING
TO A PROPERTY TRANSFER IN THE SUBDIVISION**

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Certified Statement of Account / Transfer Fee	\$295.00
Resale Certificate	\$375.00
Resale Certificate Update	Within 30 days -- \$0.00 After 180 days -- \$75.00
Refinance Fee	\$75.00
Rush Fee (i.e. less than 3 business days)	\$100.00

FILED and RECORDED

Instrument Number: 2024053108

Filing and Recording Date: 12/06/2024 01:08:20 PM Pages: 4 Recording Fee: \$33.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, which appears to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-emily