

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
PICCOLINA COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Piccolina Community Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Piccolina.
2. Name of Association: The name of the Association is Piccolina Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Sur (commonly referred to as Piccolina), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 701660 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Piccolina.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Piccolina.
 - b. Recording Information:
 - (1) Harris County Clerk's File No. RP-2024-205460.
 - (2) Harris County Clerk's File No. RP-2024-248835.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Piccolina Community Association, Inc. c/o Sterling Association Services, Inc., 6842 N. Sam Houston Parkway W., Houston, Texas 77064.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Sterling ASI Conveyance Department. Address: 6842 N. Sam Houston Parkway W., Houston, Texas 77064. Phone No.: 832.678.4500. Email Address: servicedesk@sterlingasi.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.sterlingasi.net.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$ 250.00
Refinance Fee	\$ 150.00
Capitalization Fee [Declaration Article XIV, Section D]	Each purchaser of a Lot within the Subdivision, other than Declarant, agrees to pay to the Association a Capitalization Fee in an amount equal to 50% of the then-current Annual Assessment. The Capitalization Fee for 2025 is in the amount of \$500.00. The Capitalization Fee is payable to the Association at the closing of the transfer of title to a Lot. The Capitalization Fee amount must be confirmed with the Association.

Executed on this 11 day of April, 2025.

**PICCOLINA COMMUNITY
ASSOCIATION, INC.**

By: Sterling Association Services, Inc.,
Managing Agent

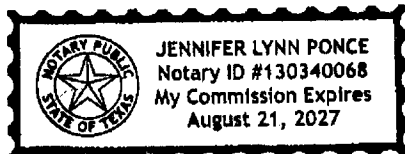
By: [Signature]
Printed: Gail Jones

Its: Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
COUNTY OF Fort Bend §

BEFORE ME, the undersigned notary public, on this 11 day of April, 2025 personally appeared Gail Jones Agent of Sterling Association Services, Inc., Managing Agent for Piccolina Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

RP-2025-134511
Pages 4
04/11/2025 02:05 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-134511