

Management Certificate

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

STATE OF TEXAS §
COUNTY OF HARRIS §

I, Rikki Block, am the Property Manager of Woodcreek Property Owners, 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: Woodcreek
Name of Association: Woodcreek Property Owners, Inc.
Website of Association: <https://www.sterlingasi.net/>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Declaration of Covenants, Conditions and Restrictions (Section 1)	G010627	03/20/79
Amendment to Declaration of Covenants, Conditions and Restrictions (Section 1)	G371277	12/26/79
Amendment to Declaration of Covenants, Conditions and Restrictions (Section 1)	G542158	05/20/80
Declaration of Covenants, Conditions and Restrictions (Section 2)	H901918	04/15/83
Articles of Incorporation	U144817	12/27/99
Bylaws	U144817	12/27/99
Amended Bylaws	V948519	07/19/02
Restrictive Instrument (Buffer Zone)	20090461294	10/08/09
Amended Bylaws	20120277469	06/22/12
Collection & Payment Plan Policy	20120277470	06/22/12
Records Retention Policy	20120277473	06/22/12
Records Production Policy	20120277474	06/22/12
Flag Display Policy	20120277475	06/22/12
Turf, Vegetation & Rain Barrels Policy	20120277476	06/22/12
Religious Items Policy	20120277477	06/22/12
Roofing Materials Policy	20120277480	06/22/12
Solar Energy Devices Policy	20120277481	06/22/12
Assessment Collection Policy	RP-2016-99644	03/10/16
Standby Electric Generator Policy	RP-2016-99644	03/10/16
Rules & Regulations	RP-2016-360212	08/15/16
Collection Policy	RP-2020-289266	07/20/20
Vehicle Policy	RP-2020-575543	11/24/20

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:

Woodcreek Property Owners, Inc.
6842 N. Sam Houston Pkwy. W.
Houston, TX 77064

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

Rikki Block
Association Manager
Sterling A.S.I. - Corporate Office
6842 N. Sam Houston Pkwy. W.
Houston, TX 77064
Phone: 832-678-4500
rblock@sterlingasi.com

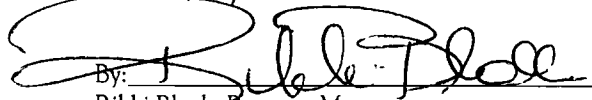
Legal Counsel for the Association is as follows:

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

Date:

10/13/2021

By:


Rikki Block, Property Manager

STATE OF TEXAS

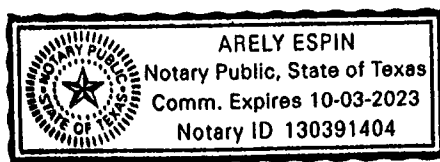
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COUNTY OF HARRIS

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This instrument was acknowledged before me on the 13th day of October, 2021 by Rikki Block, Property Manager, on behalf of the Association.




Notary Public in and for the State of Texas

EXHIBIT "A"

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

DESCRIPTION	AMOUNT
Transfer Fee	\$250.00
Resale Certificate	\$250.00
Refinance Fee	\$150.00

RP-2021-607617
Pages 3
10/21/2021 10:43 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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-2021-607617