

**MANAGEMENT CERTIFICATE
OF
SUNTERRA LAKES PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Sunterra Lakes Property Owners Association, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Sunterra Lakes.
2. The name of the association: Sunterra Lakes Property Owners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Waller County, Texas, made subject to that certain Suntterra Lakes Master Covenant [Mixed-Use], recorded under Document No. 2506284, Official Public Records of Waller County, Texas (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Emberly Homeowners Association, Inc., c/o RealManage Elevated Onsite, 6111 W. Plano Parkway, Suite 1000, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Suntterra Lakes Property Owners Association, Inc. c/o RealManage Elevated Onsite
Manager:	Crystal Romero
Mailing Address:	6111 W. Plano Parkway, Suite 1000 Plano, Texas 75093
Telephone Number:	855-947-2636
Email Address:	service@ciramail.com

7. Website to access the association's dedicatory instruments:
<https://realmanage.com>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment – One-half (1/2) of the annual amount of Regular Assessments due in the year of the conveyance of the Lot or Condominium Unit

SUNTERRA LAKES PROPERTY OWNERS ASSOCIATION, INC.
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Builder to Homeowner Resale Package Fee: \$375
Builder to Homeowner Transfer Fee: \$0
Builder to Homeowner Conveyance Processing Fee: \$325
Builder to Homeowner Statement of Account : \$350
Homeowner to Homeowner Resale Package Fee: \$375
Homeowner to Homeowner Conveyance Processing Fee: \$325
Homeowner to Homeowner Statement of Account: \$350
Refinance: \$350
Mortgage Loan Subordination: \$250
Conveyance Fee Surcharge on Delinquent Accounts: \$195

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

SUNTERRA LAKES PROPERTY OWNERS
ASSOCIATION, INC., a Texas nonprofit corporation

By: *Bill Kouwenhoven*
Name: Bill Kouwenhoven
Title: President

STATE OF Florida §
§
COUNTY OF Manatee §

This instrument was acknowledged before me this 16th day of September, 2025 by
Bill Kouwenhoven, President of Sunterra Lakes Property
Owners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Diana Forbes
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

SUNTERRA LAKES PROPERTY OWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Sunterra Lakes Master Covenant [Mixed-Use], recorded as Document No. 2506284, Official Public Records of Waller County, Texas.
2. Sunterra Lakes Development Area Declaration [Residential], recorded as Document No. 2506293, Official Public Records of Waller County, Texas.
3. Sunterra Lakes Community Manual, recorded as Document No. 2506302, Official Public Records of Waller County, Texas.
4. Sunterra Lakes Design Guidelines [Residential], recorded as Document No. 2506300, Official Public Records of Waller County, Texas.
5. Sunterra Lakes Adoption of Working Capital Assessment, recorded as Document No. 2506294, Official Public Records of Waller County, Texas.
6. Sunterra Lakes Notice of Applicability [Residential] [Sections 1&2], recorded as Document No. 2506338, Official Public Records of Waller County, Texas.
7. Sunterra Lakes Notice of Applicability [Residential] [Sections 3-5], recorded as Document No. 2506807, Official Public Records of Waller County, Texas

FILED AND RECORDED

Instrument Number: 2511567

Filing and Recording Date: 09/16/2025 01:30:52 PM Pages: 5 Recording Fee: \$27.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan, County Clerk
Waller 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.

simplifile, Deputy

Returned To:
WINSTEAD PC - AUSTIN
401 CONGRESS AVENUE, SUITE 210
AUSTIN, TX 78701