

**Walker County
Kari A. French
Walker County Clerk**

Instrument Number: 103075

ERecordings-RP

NOTICE

Recorded On: November 05, 2024 03:16 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Instrument Number: 103075
Receipt Number: 20241105000047
Recorded Date/Time: November 05, 2024 03:16 PM
User: Brenda L
Station: Recording01

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

In accordance with Texas Property Code section 209.004, Texas Residential Property Owners Protection Act, STERLING RIDGE OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Sterling Ridge.
2. The name of the association is Sterling Ridge Owners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in the Final Plat, recorded in Volume 1193, Page 583 of the Official Records of Walker County, Texas, and ratified in Volume 1259, Page 491 of the Official Records of Walker County, Texas.
4. The declaration is recorded in Volume 1193, Page 558 of the Official Records of Walker County, Texas, as amended by Volume 1223, Page 353; and Document No. 70202, all of the Official Records of Walker County, Texas
5. The name and mailing address for the association are as follows:

Sterling Ridge Owners Association, Inc.
700 University Drive East, Suite 108
College Station, Texas 77840
Attention: Berkshire Hathaway HomeServices Caliber Realty
6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative are as follows:

Berkshire Hathaway HomeServices Caliber Realty
700 University Drive East, Suite 108
College Station, Texas 77840
979.703.1819
hoa@bhhs caliber.com
7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Texas Property Code section 207.006 is www.bhhs caliber.com/hoa/deedrestrictions/sterling-ridge/.
8. The association charges the following fee relating to a property transfer in the subdivision: an *Property Owners' Association Management Certificate*

administration fee in the amount of \$150.00.

This Property Owners' Association Management Certificate supersedes any prior Management Certificate.

EXECUTED as of the 25 day of September 2024.

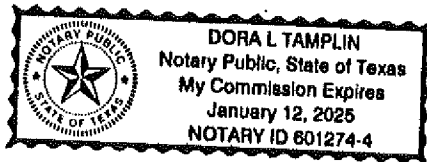
STERLING RIDGE OWNERS ASSOCIATION,
INC, a Texas nonprofit corporation

By: Suzan Reed
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 25th day of September 2024 by Suzan Reed, Managing Agent of STERLING RIDGE OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation and in the capacity therein stated.



Dora L. Tamplin
Notary Public, State of Texas