



PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
SPRING CREEK TRAILS COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Spring Creek Trails 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 Spring Creek Trails.
2. Name of Association: The name of the Association is Spring Creek Trails Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Spring Creek Trails, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2024086278 and in Cabinet 0AA, Sheet 0902 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Spring Creek Trails, Section Two (2), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2024102710 and in Cabinet 0AA, Sheets 1027-1030 of the Map Records of Montgomery 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 Spring Creek Trails.
- (2) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Spring Creek Trails Section 2.

b. Recording Information:

- (1) Montgomery County Clerk's File No. 2024123756.
- (2) Montgomery County Clerk's File No. 2025008265.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Spring Creek Trails 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:

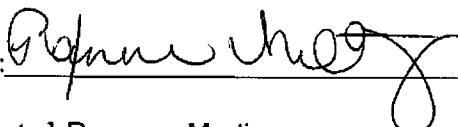
Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$ 250.00
Refinance Fee	\$ 150.00
Capitalization Fee [Declaration Article XV, Section E]	Each Grantee acquiring a Lot within the Property agrees to pay to the Association a Capitalization Fee in the amount equal to 100% of the then-current Annual Assessment rate plus 100% of the then-current Service Area Assessment, if applicable. The Capitalization Fee for 2025 is \$850.00, plus 100% of the then-current Service Area Assessment, if applicable. The Capitalization Fee is payable to the Association on the date of the

	transfer of title to a Lot. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.
--	--

Executed on this 25 day of MARCH, 2025.

**SPRING CREEK TRAILS COMMUNITY
ASSOCIATION, INC.**

By: Sterling Association Services, Inc.,
Managing Agent

By: 

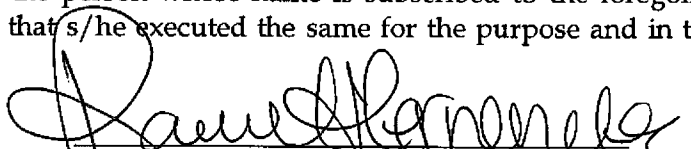
Printed: Roxanne Martinez

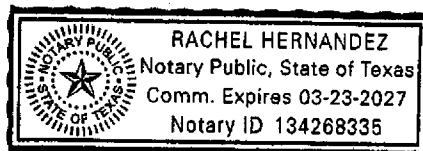
Its: General Manager

*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 Montgomery

BEFORE ME, the undersigned notary public, on this 25 day of march 2025 personally appeared Roxanne Martinez general manager of Sterling Association Services, Inc., Managing Agent for Spring Creek Trails 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.


Notary Public in and for the State of Texas



E-FILED FOR RECORD

03/25/2025 04:59PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

03/25/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas