



**MANAGEMENT CERTIFICATE
FOR
Grove West Section Two Community Association, Inc.**

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Authorized Managing Agent for Grove West Section Two Community Association, Inc., a non-profit corporation (the "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 the Subdivision: Grove West First Replat, Section Two
2. Name of the Association: Grove West Section Two Community Association, Inc.
3. Recording Data for the Subdivision:

Grove West First Replat, Section Two, and addition in Fort Bend County, Texas according to the map or plat thereof, recorded in Slide Number 1673/B, of the Map/Plat Records of Fort Bend County, Texas, and being a replat of all of Unrestricted Research "B" out of Grove West, Section One, Volume 32, Page 9, F.B.C.P.R., and all Unrestricted Reserve "B" out of Grove West, Section Two, Slide Number 788/B, F.B.C.P.R.; and being a subdivision of 28.5461 acres located in the II.J. Dewitt Survey, A-162, City of Stafford, Fort Bend County, Texas.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Grove West First Replat, Section Two a subdivision in Fort Bend County, Texas, recorded under Fort Bend County Clerk's No. 9821125 of the Official Public Records of Real Property of Fort Bend County, Texas, on March 26, 1998.

Grove West First Replat, Section two Amendment to Covenants, Conditions, and Restrictions recorded under Fort Bend County Clerk's File No. 9875297 of the Official Public Records of Real Property of Fort Bend County, Texas, on September 16, 1998.

5. Name and Mailing Address of the Association:

Grove West Section Two Community Association, Inc.
c/o Sterling Association Services, Inc.
6842 North Sam Houston Parkway West
Houston, Texas 77064

6. Name, Mailing Address, telephone number, and e-mail address of the Person Managing the Association or the Association's Designated Representative:

Sterling Association Services, Inc.
Becky Salinas
6842 North Sam Houston Parkway West
Houston, Texas 77064
Telephone: 832-678-4500
Email: bsalinas@sterlingasi.com or servicedesk@sterlingasi.com

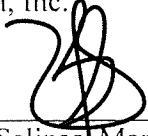
7. The Website Address of the Website on which the Association's Dedicatory Instruments are available in accordance with Section 207.006 of the Texas Property Code:

www.sterlingasi.net

8. The Amount and Description of Fees Charged by the Association Relating to a Property Transfer in the Subdivision are described in attached Exhibit A.

Executed on this 27th day of September, 2021.

Grove West Section Two Community
Association, Inc.

By: 
Becky Salinas, Manager for Sterling
Association Services, Inc., Authorized
Managing Agent

THE STATE OF TEXAS §
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BEFORE ME, the undersigned authority, on this day personally appeared Becky Salinas, Manager for Sterling Association Services, Inc., as the Authorized Managing Agent of Grove West Section Two Community Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she

executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

2021.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

28th day of September

Amy S. Duran
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

BARTLEY & SPEARS, P.C.
2002 W Grand Parkway N, Ste. 150
Katy, Texas 77449



How to Update Fees on TRID Loan Estimate Fee Schedule

Regular Assessments: these fees are found on the Lender Questionnaire templates.

- Go to Manage Associations > Association Data
- Select the Association from the dropdown
- Scroll down to the Assessments and Budget Information section
- Update the Regular Assessment amount(s) and click Save Changes

Special Assessments: these fees are found on the Lender Questionnaire templates.

- Go to Manage Associations > Association Data
- Select the Association from the dropdown
- Scroll down to the Homeowner Information section
- Update the Special Assessment information and click Save Changes

Other Fees (Transfer Fee, Capital Contribution, Move In Fee, etc.):

- If these fees require any changes or more need to be added, please submit the request to cmsupport@homewisedocs.com

Other Developer Fees (for New Home Sales):

- If these fees require any changes or more need to be added, please submit the request to cmsupport@homewisedocs.com

Comments:

- Go to Manage Associations > TRID Comments *NEW*
- Select the Association from the dropdown
- Scroll down to the bottom section
- Enter/Update the Comments in the General Comments box
- Click the Save Comments button

TRID Loan Estimate Fee Schedule

for Grove West II

The following information is provided by Sterling Association Services, Inc. to assist you in completing the Loan Estimate. This form lists all available products for the Association and should not be considered a recommendation of what to obtain for your real estate/financing transaction. Identify the items you will order and enter the corresponding fees on the Loan Estimate.

Required Payments	Fee	When Paid
Regular Assessment Amount	\$400.00	Annually
Transfer Fee	\$220.00	At Close

Compliance Packages	Fee	When Paid
Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES) with Compliance Report This package is required for properties that have been recently foreclosed upon or have a deed taken in lieu of foreclosure. Included is a statement of all fees owed by the bank and disclosure information for maintaining and marketing the property. Products included, if they pertain to the Association: Statement of Account Budget Current Unaudited Financial Documents CCRs-Condo Declaration Resolutions Policies Articles of Incorporation Bylaws Compliance Report Unit Ledger W-9 Design Guidelines Insurance Dec Page Reserve Reports Rules and Regulations	\$275.00	Up Front
Resale Certificate (TREC Form) and Association Documents Package REQUIRED FOR RESALE. This bundle includes a TREC form and association documents necessary for closing. Products included, if they pertain to the Association: Budget Design Guidelines CCRs-Condo Declaration Insurance Dec Page Articles of Incorporation Bylaws Compliance Report Resolutions Policies Special Assessments Litigation Reserve Reports Current Unaudited Financial Documents Resale Certificate/TREC Form Rules and Regulations	\$398.00	Up Front

Bundle & Save	Fee	When Paid
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1. Premier Lender Questionnaire Bundle (Best Value!) EVERYTHING your underwriter needs to quickly underwrite the subject property. Products included, if they pertain to the Association: Articles of Incorporation Budget Bylaws CCRs-Condo Declaration Current Unaudited Financial Documents Design Guidelines Insurance Dec Page Lender Questionnaire Reserve Reports Resolutions Policies Rules and Regulations	\$195.00	Up Front
2. Limited Lender Questionnaire Bundle Minimum documentation for underwriting the subject property. For most comprehensive package, please see Premier Lender Bundle above. Products included, if they pertain to the Association: Lender Questionnaire Budget Insurance Dec Page	\$173.00	Up Front
Payoff Statement of Account Only (NO Association Documents) Products included, if they pertain to the Association: Statement of Account	\$125.00	Up Front
Payoff Statement of Account Only (Stewart Title Only) Products included, if they pertain to the Association: Statement of Account	\$125.00	At Close
Refinance Statement of Account Products included, if they pertain to the Association: Refinance Statement of Account	\$125.00	Up Front
Individual Disclosure Forms and Association Documents	Fee	When Paid
Articles of Incorporation	\$25.00	Up Front
Budget	\$25.00	Up Front
Bylaws	\$30.00	Up Front
CC&Rs-Condo Declaration	\$45.00	Up Front
Inspection Form	\$169.00	Up Front
Insurance Dec Page	\$25.00	Up Front
Lender Questionnaire	\$123.00	Up Front
Miscellaneous Documents	No Cost	No Cost
Rules and Regulations	\$15.00	Up Front
W-9	No Cost	No Cost
Additional Fees (Optional)	Fee	When Paid

CD Delivery Fee	\$30.00	Up Front
Credit Card Convenience Fee (for credit card payments only)	\$6.00	Up Front
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$83.00	Up Front
Custom Questionnaire Rush Fee (*Add this fee to Questionnaire Rush Fees)	\$35.00	Up Front
Lender Questionnaire 1 business days Rush Fee	\$65.00	Up Front
Lender Questionnaire 2 business days Rush Fee	\$40.00	Up Front
Lender Questionnaire Update from 1 to 90 days	\$60.00	Up Front
Multi-Product Order 1 business days Rush Fee	\$100.00	Up Front
Multi-Product Order 3 business days Rush Fee	\$75.00	Up Front
Multi-Product Order 5 business days Rush Fee	\$50.00	Up Front
Refinance Statement of Account Update from 1 to 30 days	No Cost	No Cost
Resale Certificate/TREC Form 1 business days Rush Fee	\$100.00	Up Front
Resale Certificate/TREC Form 3 business days Rush Fee	\$75.00	Up Front
Resale Certificate/TREC Form 5 business days Rush Fee	\$50.00	Up Front
Resale Certificate/TREC Form Update from 1 to 180 days	\$75.00	Up Front
Rush Existing Order (*Add this fee to Rush Fees)	\$25.00	
Statement of Account 1 business days Rush Fee	\$100.00	Up Front
Statement of Account 3 business days Rush Fee	\$75.00	Up Front
Statement of Account 5 business days Rush Fee	\$50.00	Up Front
Statement of Account Update from 1 to 30 days	No Cost	No Cost
Statement of Account Update from 31 to 60 days	\$25.00	Up Front
Statement of Account Update from 61 to 90 days	\$50.00	Up Front
Three Day Shipping Fee	\$45.00	Up Front
TRID	Fee	When Paid
TRID-List of Fees and Charges (NOT TO BE USED FOR CLOSING)	No Cost	No Cost

Loan Estimate Disclaimer: Fees vary by association and individual units and cannot be finalized until the closing of a transaction. Fees including, but not limited to, Regular Assessment Amount, Special Assessments, Transfer Fees, Capital Contributions, Move In Fees, Collection Fees, etc. may be assessed to each property and will be finalized on the Closing Disclosure. Please work with the Closing Agent to obtain these exact fee amounts.

All fees are subject to change without notice and can only be finalized at the time a transaction is prepared to close and the Closing Disclosure is completed.

Comments: