

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
CREEKSIDE AT HIGHLAND GLEN COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

The undersigned, being the Managing Agent for Creekside at Highland Glen 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 Creekside at Highland Glen.
2. Name of Association: The name of the Association is Creekside at Highland Glen Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Creekside at Highland Glen, Section One (1), a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Instrument No. 2023008991 of the Plat Records of Brazoria 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 Creekside at Highland Glen.
 - b. Recording Information:
 - (1) Brazoria County Clerk's File No. 2023041081.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Creekside at Highland Glen 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	\$ 125.00
Transfer Fee	\$ 250.00
Refinance Fee	\$ 150.00
Capitalization Fee [Declaration Article XIV, Section D]	<p>Each purchaser of a Lot, other than a Builder, agrees to pay to the Association a Capitalization Fee which shall be an amount equal to 100% of the then-current Annual Assessment, unless otherwise determined by the Board.</p> <p>The Capitalization Fee for a Builder acquiring a Lot shall be an amount equal to 50% of the then-current Annual Assessment, unless otherwise determined by the Board.</p> <p>The Capitalization Fee is payable to the Association on the date of the transfer of title to a Lot. The Capitalization Fee amount must be confirmed with the Association.</p>

Executed on this 19 day of SEPTEMBER, 2023.

**CREEKSIDE AT HIGHLAND GLEN
COMMUNITY ASSOCIATION, INC.**

By: Sterling Association Services, Inc.,
Managing Agent

By: Roxanne Martinez

Printed: ROXANNE MARTINEZ

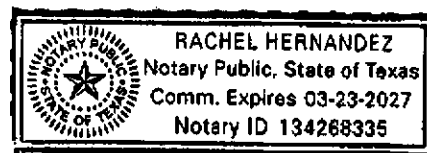
Its: AGENT

*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 HARRIS §

BEFORE ME, the undersigned notary public, on this 19 day of September 2023 personally appeared Roxanne Martinez Agent of Sterling Association Services, Inc., Managing Agent for Creekside at Highland Glen 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.

Rachel Hernandez
Notary Public in and for the State of Texas



FILED and RECORDED

Instrument Number: 2023042551

Filing and Recording Date: 09/20/2023 08:11:14 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria 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.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina