



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
IMPERIAL HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Imperial Homeowners 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 Imperial.
2. Name of Association: The name of the Association is Imperial Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Silent Manor at Imperial, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20130279 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Quiet Cove at Imperial, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20130280 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Point at Imperial, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20140277 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Retreat at Imperial, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20180098 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. 126.855 acres of land as described by metes and bounds on Exhibit "A" attached to the "Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Imperial (Residential Property) (Meritage Homes Section) recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's

File No. 2014108496 (which said Exhibit "A" is incorporated herein by reference).

4. Recording Data for the Declaration:* Please see the attached chart.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Imperial Homeowners Association, Inc. c/o LEAD Association Management, Inc., 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: LEAD Conveyance Department. Address: 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069. Phone No.: 281.857.6027. Email Address: info@lead-inc.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.imperialcai.org.
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 Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 100.00
Transfer Fee	\$ 175.00
Builder Pay Off Quote	\$265.00
Foundation Fee	Foundation Fee is based on the "Gross Selling Price" of a Lot (as described in detail in the Imperial Residential Declaration). The current Foundation Fee is 0.50% of the Gross Selling Price of the Lot. Some exemptions apply.
Capitalization Fee (Crown Garden, Silent Manor Patio Homes and The Retreat at Imperial - Patio Homes)	Capitalization Fee is a one-time payment (as described in detail in the Imperial Residential Declaration) up to 100% of the then-current Annual Assessment plus an amount up to 100% of any applicable Service Area Assessment. The Capitalization Fee for 2021 is \$850.00. Some exemptions

	apply. For future years, the Capitalization Fee amount must be confirmed with the Association.
Capitalization Fee (Quiet Cove Imperial)	Capitalization Fee is a one-time payment (as described in detail in the Imperial Residential Declaration) up to 100% of the then-current Annual Assessment plus an amount up to 100% of any applicable Service Area Assessment. The Capitalization Fee for 2021 is \$1,450.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.
Capitalization Fee (Silent Manor Townhomes)	Capitalization Fee is a one-time payment (as described in detail in the Imperial Residential Declaration) up to 100% of the then-current Annual Assessment plus an amount up to 100% of any applicable Service Area Assessment. The Capitalization Fee for 2021 is \$1,909.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.
Capitalization Fee (The Pointe at Imperial Townhomes)	Capitalization Fee is a one-time payment (as described in detail in the Imperial Residential Declaration) up to 100% of the then-current Annual Assessment plus an amount up to 100% of any applicable Service Area Assessment. The Capitalization Fee for 2021 is \$1,963.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.
Capitalization Fee (The Retreat at Imperial - Alley Homes)	Capitalization Fee is a one-time payment (as described in detail in the Imperial Residential Declaration) up to 100% of the then-current Annual Assessment plus an amount up to 100% of any applicable Service Area Assessment. The Capitalization Fee for 2021 is \$1,640.00. Some

	exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.
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Executed on this 23 day of August, 2021.

**IMPERIAL HOMEOWNERS
ASSOCIATION, INC.**

By: LEAD Association Management, Inc.,
Managing Agent

By: Kelsey Life

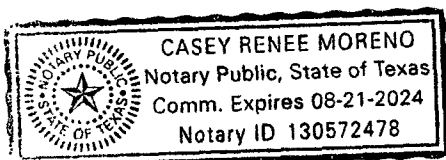
Printed: Kelsey Life

Its: Sr. Client 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 Harris §

BEFORE ME, the undersigned notary public, on this 23rd day of August, 2021 personally appeared Kelsey Life, Sr. Client Manager of LEAD Association Management, Inc., Managing Agent for Imperial Homeowners 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.



Moreno
Notary Public in and for the State of Texas

RECORDING DATA FOR THE DECLARATION

Document	Fort Bend County Clerk's File No.
Declaration of Covenants, Conditions and Restrictions for Imperial (Residential Property)	2013152983
First Amendment to the Declaration of Covenants, Conditions and Restrictions for Imperial (Residential Property)	2018046041
Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Imperial (Residential Property) Quiet Cove at Imperial	2013153077 and re-recorded under Clerk's File No. 2013153158
First Amendment to the Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Imperial (Residential Property) Quiet Cove at Imperial	2018046051
Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Imperial (Residential Property) (Meritage Homes Section)	2014108946
Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Imperial (Residential Property) Point at Imperial	2015000221
Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Imperial (Residential Property) Retreat at Imperial	2018046167