



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
CANDELA RESIDENTIAL ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Candela Residential 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 Candela.
2. Name of Association: The name of the Association is Candela Residential Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property as described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for Candela Residential Property" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2020132800 (which said Exhibit "A" is incorporated herein by reference).
 - b. Candela, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200190 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Candela, Section Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200207 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Candela, Section Three (3), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200199 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Candela, Section Four (4), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No.

20200198 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Candela, Section Five (5), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210199 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Candela, Section Six (6), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210226 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Candela, Section Seven (7), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210228 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Candela, Section Eight (8), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20220023 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Candela, Section Nine (9), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20230042 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Candela, Section Ten (10), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20220284 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Candela, Section Eleven (11), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20230067 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- 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 Candela Residential 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 Fee	\$ 125.00
Transfer Fee	\$ 250.00
Refinance Fee	\$ 150.00
Capitalization Fee [Declaration Article XIV, Section D]	Capitalization Fee is a fee which shall be in an amount equal to 100% of the then-current Annual Assessment. The Capitalization Fee is payable to the Association on the date of the transfer of title to a Lot. The Capitalization Fee for 2023 is \$750.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 25 day of SEPTEMBER, 2023.

CANDELA RESIDENTIAL ASSOCIATION, INC.

By: Sterling Association Services, Inc.,
Managing Agent

By: Roxanne Martinez

Printed: ROXANNE MARTINEZ

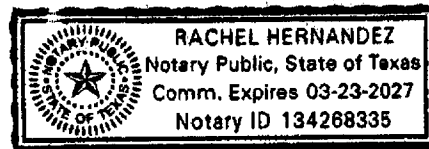
Its: AGENT FOR THE ASSOCIATION

*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 29 day of September 2023 personally appeared Roxanne Martinez agent of Sterling Association Services, Inc., Managing Agent for Candela Residential 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



RECORDING DATA FOR THE DECLARATION

Document	Fort Bend County Clerk's File No.
Declaration of Covenants, Conditions and Restrictions for Candela Residential Property	2020132800
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Candela Residential Property Section 1	2020165163
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Candela Residential Property Section 2	2020165164
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Candela Residential Property Section 3	2020165165
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Candela Residential Property Section 4	2020165166
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Candela Residential Property Section 5	2021207013
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Candela Residential Property Section 6	2021207014
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Candela Residential Property Section 7	2021207015
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Candela Residential Property Section 8	2022068142
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Candela Residential Property Section 9	2023032731
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Candela Residential Property Section 10	2023032732

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Candela Residential Property Section 11	2023052373
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