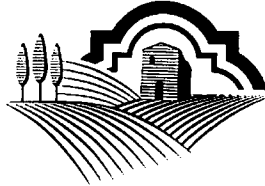


L A S E G A R R A



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
LA SEGARRA COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF WALLER §

The undersigned, being the Managing Agent for La Segarra 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 La Segarra.
2. Name of Association: The name of the Association is La Segarra Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. La Segarra, Section One (1), a subdivision in Waller County, Texas according to the map or plat thereof recorded under File No. 2409075 of the Plat Records of Waller 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 La Segarra.
 - (2) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for La Segarra Section 1.
 - b. Recording Information:
 - (1) Waller County Clerk's File No. 2411497.
 - (2) Waller County Clerk's File No. 2411698.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is La Segarra 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 (other than Builder) acquiring title to a Lot within the Property agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment rate plus 100% of the then-current Service Area Assessment rate, if applicable. The Capitalization Fee payable by a Builder acquiring title to a Lot agrees to pay to the Association a Capitalization Fee in an amount equal to the Annual Assessment Rate plus 50% 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 may apply. The Capitalization Fee amount must be confirmed with the Association.
Community Fee [Declaration Article XV, Section F]	Each person or entity transferring title to a Lot within the Property agrees to pay the Association a

	<p>Community Fee. The Community Fee is payable to the Association on the date of the transfer of the Lot. The Community Fee may be set as a flat fee or be based upon a sliding scale which varies in accordance with the "Gross Selling Price" of the Lot. The amount of the initial Community Fee payable by Grantors is 0.5% of the Gross Selling Price of the Lot. Some exemptions may apply. The Community Fee must be confirmed with the Association.</p>
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Executed on this 26 day of MARCH, 2025.

LA SEGARRA COMMUNITY ASSOCIATION, INC.

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.

FILED AND RECORDED

Instrument Number: 2503801

Filing and Recording Date: 04/04/2025 02:18:02 PM Pages: 5 Recording Fee: \$27.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller 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.

CSC, Deputy

Returned To:
ROBERTS MARKEL WEINBERG BUTLER HAILEY
2800 POST OAK BLVD FL 57
HOUSTON, TX 77056