

Management Certificate

In compliance with Tex. Prop. Code, Title 11 Section 209.004

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Steve Durham, am the Property Manager of Sugarberry Place Phase II Homeowners' Association, Inc., the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Sugarberry Place / Cottage Gardens
Name of Association: Sugarberry Place Phase II Homeowners' Association, Inc.
Website of Association: <https://www.cottagegardentomball.com/>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Declaration of Covenants, Conditions and Restrictions (Sec. 1)	V133009	06/25/01
Declaration of Covenants, Conditions and Restrictions (Sec. 2)	V385704	10/29/01
Articles of Incorporation	3283440003	10/30/01
Collection Policy	20100395710	09/15/10
Rules, Regulations & Policies	20110209336	05/23/11
Amended Collection Policy, Supplemental Deed Policy, Record Retention Policy	20110542659	12/28/11
Amended Flag Display Policy; Xeriscaping Policy	20130637571	12/26/13
Bylaws	20150079364	02/27/15

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Sugarberry Place Phase II Homeowners' Association, Inc.

The name, mailing address, telephone number, and email address of the Association's managing agent / designated representative:

Steve Durham
IMC Property Management
2002 Timberloch Place, #150-A
The Woodlands, TX 77380
Telephone (281) 419-1653
kstone@imcmanagement.net

Legal Counsel for the Association is as follows:

RP-2021-604789

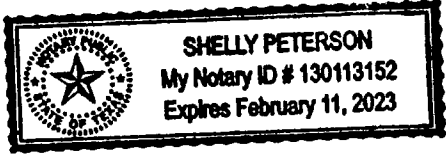
LAMBRIGHT ★ MCKEE
940 Corbindale Rd.
Houston, Texas 77024
Telephone (713) 840-1515
Facsimile (713) 840-1521

Date: 9-1-2021

By: Steve Durham
Steve Durham, Property Manager

STATE OF TEXAS §
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This instrument was acknowledged before me on the 9th day of September, 2021, by Steve Durham, Property Manager, on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

EXHIBIT "A"

FEEs CHARGED BY THE ASSOCIATION RELATING TO A PROPERTY TRANSFER IN THE SUBDIVISION

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>MADE PAYABLE TO:</u>
Management Transfer Fee	\$175.00	Management

RP-2021-604789

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Pages 3
10/20/2021 10:54 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-604789