



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**

**for**

**SUGAR CREEK HOMES ASSOCIATION**

**(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)**

**THE STATE OF TEXAS       §  
  §  
COUNTY OF FORT BEND   §**

SUGAR CREEK HOMES ASSOCIATION (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's President and a Director of the Association, submits this amended/updated Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificate(s) filed by the Association. The Association certifies as to the following:

1. The name of the Subdivision(s) is/are SUGAR CREEK, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 34, and TIFFANY SQUARE.
2. The name of the Association is SUGAR CREEK HOMES ASSOCIATION.
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

**Map(s) or Plat(s) Records of Fort Bend County, Texas:**

- |         |                          |                     |
|---------|--------------------------|---------------------|
| (i)     | Tiffany Square:          | Volume 7, Page 10.  |
| (ii)    | Sugar Creek, Section 1:  | Volume 7, Page 1.   |
| (iii)   | Sugar Creek, Section 2:  | Volume 8, Page 7.   |
| (iv)    | Sugar Creek, Section 3:  | Volume 8, Page 13.  |
| (v)     | Sugar Creek, Section 4:  | Volume 8, Page 14.  |
| (vi)    | Sugar Creek, Section 5:  | Volume 8, Page 14.  |
| (vii)   | Sugar Creek, Section 6:  | Volume 10, Page 13. |
| (viii)  | Sugar Creek, Section 7:  | Volume 10, Page 9.  |
| (ix)    | Sugar Creek, Section 8:  | Volume 10, Page 10. |
| (x)     | Sugar Creek, Section 9:  | Volume 10, Page 14. |
| (xi)    | Sugar Creek, Section 10: | Volume 12, Page 6.  |
| (xii)   | Sugar Creek, Section 11: | Volume 11, Page 8.  |
| (xiii)  | Sugar Creek, Section 12: | Volume 18, Page 1.  |
| (xiv)   | Sugar Creek, Section 14: | Volume 17, Page 2.  |
| (xv)    | Sugar Creek, Section 17: | Volume 17, Page 3.  |
| (xvi)   | Sugar Creek, Section 18: | Volume 32, Page 5.  |
| (xvii)  | Sugar Creek, Section 19: | Volume 17, Page 9.  |
| (xviii) | Sugar Creek, Section 20: | Volume 19, Page 10. |
| (xix)   | Sugar Creek, Section 21: | Volume 17, Page 11. |
| (xx)    | Sugar Creek, Section 22: | Volume 17, Page 12. |
| (xxi)   | Sugar Creek, Section 23: | Volume 17, Page 13. |
| (xxii)  | Sugar Creek, Section 24: | Volume 17, Page 14. |

- (xxiii) Sugar Creek, Section 25: Slide 1201A.
- (xxiv) Sugar Creek, Section 26: Volume 22, Page 17.
- (xxv) Sugar Creek, Section 27: Volume 21, Page 36.
- (xxvi) Sugar Creek, Section 28: Volume 22, Page 2.
- (xxvii) Sugar Creek, Section 34: Volume 30, Page 8.

4. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

**Deed Restrictions (Deed Records of Fort Bend County, Texas):**

- (i) Tiffany Square: Volume 538, Pages 366-375;
- (ii) Sugar Creek, Section 1: Volume 529, Pages 781-795;
- (iii) Sugar Creek, Section 2: Volume 540, Pages 283-294;
- (iv) Sugar Creek, Section 3: Volume 544, Pages 49-61;
- (v) Sugar Creek, Section 4: Volume 547, Pages 764-776;
- (vi) Sugar Creek, Section 5: Volume 548, Page 367-381;
- (vii) Sugar Creek, Section 6: Volume 571, Pages 475-488;
- (viii) Sugar Creek, Section 7: Volume 560, Pages 906-918;
- (ix) Sugar Creek, Section 8: Volume 563, Pages 142-156;
- (x) Sugar Creek, Section 9: Volume 563, Pages 157-171;
- (xi) Sugar Creek, Section 10: Volume 588, Pages 514-527;
- (xii) Sugar Creek, Section 11: Volume 582, Pages 166-181;
- (xiii) Sugar Creek, Section 12: Volume 860, Pages 351-366;
- (xiv) Sugar Creek, Section 14: Volume 655, Pages 404-414;
- (xv) Sugar Creek, Section 17: Volume 960, Pages 260-270;
- (xvi) Sugar Creek, Section 18: Volume 1311, Pages 524-534;
- (xvii) Sugar Creek, Section 19: Volume 795, Pages 149-159;
- (xviii) Sugar Creek, Section 20: Volume 794, Pages 793-804;
- (xix) Sugar Creek, Section 21: Volume 795, Pages 161-172;
- (xx) Sugar Creek, Section 22: Volume 750, Pages 13-23;
- (xxi) Sugar Creek, Section 23: Volume 756, Pages 204-217;
- (xxii) Sugar Creek, Section 24: Volume 696, Pages 654-663;
- (xxiii) Sugar Creek, Section 25: Volume 2439, Pages 2090 -2105;
- (xxiv) Sugar Creek, Section 26: Volume 826, Pages 770-780;
- (xxv) Sugar Creek, Section 27: Volume 820, Pages 576-586;
- (xxvi) Sugar Creek, Section 28: Volume 860, Pages 335-350; and
- (xxvii) Sugar Creek, Section 34: Volume 1054, Pages 321-330.

5. The name and mailing address of the Association is: SUGAR CREEK HOMES ASSOCIATION, 101 Southwestern Blvd., Ste. 117, Sugar Land, Texas 77478.
6. The name, mailing address, telephone number, and e-mail address of the Association's designated representative is: Robin Hail, General Manager, Sugar Creek Homes Association, 101 Southwestern Blvd., Ste. 117, Sugar Land, Texas 77478. The Association's Telephone No. is 281.491.8977, its Telefax No. is 281.491.0060 and its e-mail address is [sugarcreekhomesassn@gmail.com](mailto:sugarcreekhomesassn@gmail.com).
7. The Association's website is [www.sugarcreekhomes.org](http://www.sugarcreekhomes.org), and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on this website.

8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: **a)** regarding a sale, an administrative Transfer Fee in the amount of \$250.00 is charged, payable to Sugar Creek Homes Association; **b)** regarding a refinance, an administrative refinance fee in the amount of \$100.00 is charged, payable to Sugar Creek Homes Association; and **c)** if a Resale Certificate is requested, the fee for a Resale Certificate is \$250.00, payable to Sugar Creek Homes Association. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.
9. Other information the Association considers appropriate is: (i) the meetings of the Association's Board of Directors, as well as meetings of the Association's membership, are generally held at the Sugar Creek Country Club located at 420 Sugar Creek Blvd, Sugar Land, TX 77478; and (ii) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

SIGNED on this the 24<sup>th</sup> day of August, 2021.

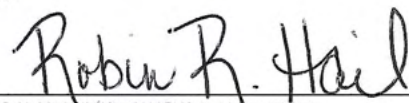
**SUGAR CREEK HOMES ASSOCIATION**  
(a Texas Non-Profit Corporation)

By:   
GARY EDMIASTON, President

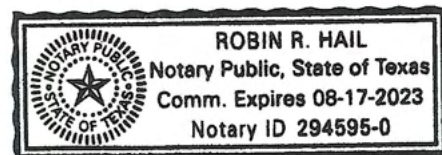
**ACKNOWLEDGMENT**

THE STATE OF TEXAS       §  
  §  
COUNTY OF FORT BEND   §

BEFORE ME, the undersigned notary public, on this the 24<sup>th</sup> day of August, 2021, personally appeared GARY EDMIASTON, President of SUGAR CREEK HOMES ASSOCIATION (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), a person known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed, on behalf of said Association.

  
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NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**After recording, return to:**  
Sugar Creek Homes Association  
101 Southwestern Blvd., Ste. 117  
Sugar Land, Texas 77478



Sugar Creek Homes Association - Management Certificate

RETURNED AT COUNTER TO:

Robin Hail - Sugar Creek Homes  
101 Southwestern Blvd #117  
Sugar Land, TX 77478

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

September 01, 2021 08:10:23 AM

FEE: \$24.00 RMM

**2021146309**

