



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
PHEASANT CREEK HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Manager of Pheasant Creek Homeowners Association, Inc., a non-profit corporation 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 Pheasant Creek Homeowners Association, Inc.:

1. Name of Subdivision: Pheasant Creek.
2. Name of Association: Pheasant Creek Homeowners Association, Inc.
3. Recording Data for the Subdivision:

Pheasant Creek, Section One (1), a subdivision in Fort Bend County, Texas, as described under Volume 22, Page 32, Map Records of Fort Bend County, Texas, including all amendments to or replats of said map or plat, if any.

Pheasant Creek, Section Two (2), a subdivision in Fort Bend County, Texas, as described under Volume 31, Page 2, Map Records of Fort Bend County, Texas, including all amendments to or replats of said map or plat, if any.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Pheasant Creek, Section One (1), recorded under County Clerk's File No. 92546 in the Official Public Records of Fort Bend County, Texas.

Declaration of Covenants, Conditions and Restrictions for Pheasant Creek, Section Two (2), recorded under County Clerk's File No. 48544 in the Official Public Records of Fort Bend County, Texas.

5. Name and Mailing Address of the Association is: Pheasant Creek Homeowners Association, Inc. C/O Sterling Association Services, Inc., 11201 Lake Woodbridge Drive, Sugar Land, TX 77498.

6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Pheasant Creek Homeowners Association, Inc., C/O Sterling Association Services, Inc., 11201 Lake Woodbridge Drive, Sugar Land, TX 77498.
7. Telephone Number to Contact the Association is: Pheasant Creek Homeowners Association, Inc. c/o Sterling Association Services, Inc. 832-678-4500; fax 832-678-5396.
8. Email Address to Contact the Association: kari@sterlingasi.com
9. The Association's website may be found at: www.sterlingasi.com
10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Certificate: \$250.00 or more, not to exceed the maximum allowable rate.
 - b. Transfer Fee: \$220.00.
 - c. Refinance Statement of Account \$125.00.
 - d. Rush Fee: \$50.00-\$100.00.

Executed on this the 27th day of August 2021.

PHEASANT CREEK HOMEOWNERS
ASSOCIATION, INC.

By: Kari Lemoine
Kari Lemoine, Manager and Agent

THE STATE OF TEXAS

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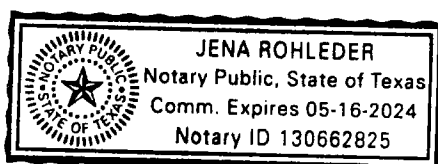
COUNTY OF FT. BEND

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ACKNOWLEDGMENT

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BEFORE ME, the undersigned notary public, on this the 27th day of August 2021 personally appeared Kari Lemoine, Manager and Agent of Pheasant Creek Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Jena Rohleder
Notary Public in and for the State of Texas

RECORDED BY:



6548 GREATWOOD PKWY.

SUGAR LAND, TEXAS 77479