

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
SHADOW CREEK RANCH MAINTENANCE ASSOCIATION**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA         §  
COUNTY OF HARRIS         §  
COUNTY OF FORT BEND       §

The undersigned, being the Manager of Shadow Creek Ranch Maintenance Association, 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 Shadow Creek Ranch Maintenance Association:

1. Name of Subdivisions: Village of Biscayne Bay, Village of Reflection Bay, Village of Diamond Bay, and Village of Emerald Bay, all in Shadow Creek Ranch.

2. Name of Association: Shadow Creek Ranch Maintenance Association.

3. Recording Data for the Subdivision:

648.218 acres of land located in the William Morris Survey, Abstract 344, T.C.R.R. Co. Survey, Section 3, Abstract No. 678, T.C.R.R. Co. Survey, Section 4, Abstract No. 675 and H.T. & B.R.R. Co. Survey, Section 82, Abstract No. 565, all Brazoria County, Texas, as referenced in the recorded Declaration.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions, Restrictions for Shadow Creek Ranch Maintenance Association recorded in the real property records of each of the following counties as follows:

Harris County Clerk's File No. V361959; re-recorded under V472436  
Fort Bend County Clerk's File No. 2001095077; re-recorded under 2001111335  
Brazoria County Clerk's File No. 01 042985; re-recorded under 01 051825

Supplemental Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. V829950  
Fort Bend County Clerk's File No. 2002051975

**Brazoria County Clerk's File No. 02 010779**

**Supplemental Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows**

**Harris County Clerk's File No. X534957  
Fort Bend County Clerk's File No. 2004054723  
Brazoria County Clerk's File No. 2004018022**

**Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows**

**Harris County Clerk's File No. 20070111492  
Fort Bend County Clerk's File No. 2006158321  
Brazoria County Clerk's File No. 2006072217**

**Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows**

**Harris County Clerk's File No. 20090000572  
Fort Bend County Clerk's File No. 2009003857  
Brazoria County Clerk's File No. 2008058725**

**Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows**

**Harris County Clerk's File No. 20090574625  
Fort Bend County Clerk's File No. 2009132469  
Brazoria County Clerk's File No. 2009056174**

**Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows**

**Harris County Clerk's File No. 20100550611  
Fort Bend County Clerk's File No. 2011006523  
Brazoria County Clerk's File No. 2010050787**

Supplemental and Amended Declaration of Covenants, Conditions, Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Fort Bend County Clerk's File No. 2011065923  
Brazoria County Clerk's File No. 2011026360

Supplemental and Amended Declaration of Covenants, Conditions, Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. 20120119252  
Fort Bend County Clerk's File No. 2012028878  
Brazoria County Clerk's File No. 2012008062

Supplemental and Amended Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. 20130053988  
Fort Bend County Clerk's File No. 2013014348  
Brazoria County Clerk's File No. 20130053988

Supplemental Declaration of Covenants, Conditions and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Fort Bend County- Clerk's File No. 2014108051  
Brazoria County- Clerk's File No. 2014054898

Supplemental and Second Amended Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. RP-2016-149295  
Fort Bend County Clerk's File No. 2016036672  
Brazoria County Clerk's File No. 2016016015

5. Name and Mailing Address of the Association is: Shadow Creek Ranch Maintenance Association, c/o FirstService Residential, 12234 Shadow Creek Pkwy., Bldg. 3, Ste 112, Pearland, TX 77584.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Shadow Creek Ranch Maintenance Association, c/o FirstService Residential, 12234 Shadow Creek Pkwy., Bldg. 3, Ste 112, Pearland, TX 77584.

7. Telephone Number to Contact the Association is: Shadow Creek Ranch Maintenance Association c/o FirstService Residential (713) 436-4563.
8. Email Address to Contact the Association: [help@shadowcreekranchhoa.com](mailto:help@shadowcreekranchhoa.com)
9. The Association's website may be found at: <https://shadowcreekranchhoa.com/>
10. Fees charged by the Association upon the sale or transfer of Property:
  - a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
  - b. Updated Certificate: \$75.00.
  - c. Transfer Fee: \$275.00.
  - d. Cap Fee: \$400.00 (in addition to Village Cap Fee).
  - e. Conveyance Fee: charged by the Villages.
  - f. Builder Assessment: \$462.50 (levied *only* when a Builder owns the Property which is being sold).
  - g. Refinance Fee: \$100.00.
  - h. Welcome Disclosure Fee: \$26.50.

Executed on this the 7 day of ~~December 2021~~. February 7, 2022. *sd*

SHADOW CREEK RANCH MAINTENANCE  
ASSOCIATION

By:   
\_\_\_\_\_  
Manager and Agent

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned notary public, on this the 7 day of ~~December 2021~~ <sup>February 2022</sup> personally appeared Dan Westman, Manager and Agent of Shadow Creek Ranch Maintenance Association, 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.



Notary Public in and for the State of Texas

*Cristine Popovich*

RECORDED BY:

**BSG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

# FILED and RECORDED

Instrument Number: 2022008465

Filing and Recording Date: 02/10/2022 11:12:16 AM Pages: 6 Recording Fee: \$42.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria 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.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-regina