

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
LEONARD CROSSING HOMEOWNERS ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

LEONARD CROSSING HOMEOWNERS ASSOCIATION a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Leonard Crossing;
- (2) the name of the Association is Leonard Crossing Homeowners Association;
- (3) the subdivision is recorded in the Plat Records of Brazos County, Texas, as follows:
 - (a) Follett Subdivision, First Amended Plat, under Clerk's File No. 2019-1356306;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Brazos County, Texas, as follows:
 - (a) Leonard Crossing, Section One, Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. 1383829;
 - (b) First Amendment to Leonard Crossing Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. 1388441;
- (5) the name and mailing address of the Association is:
 - (a) Leonard Crossing Homeowners Association c/o Sterling Association Services, P.O. Box 38113, Houston, Texas 77238;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - (a) Sterling Association Services, Inc. P.O. Box 38113, Houston, Texas 77238;
 - (b) (832) 678-4500;
 - (c) servicedesk@sterlingasi.com;
- (7) The Association's website address is:

<https://sterlingasi.com/>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Homeowner-to-Homeowner Transfer Fee - \$220.00;
- (b) Builder-to-Homeowner Transfer Fee - \$75.00;
- (c) Developer-to-Builder Transfer Fee - \$75.00;
- (d) Capitalization Fee (due at closing) - \$175.00;
- (e) Refinance Fee - \$50.00;
- (f) Resale Certificate - \$125.00;
- (g) 24 Hour Expedited Fee - \$50.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

[SIGNATURE BLOCK FOLLOWS]

SIGNED THIS 5th DAY OF October, 2021.

By: Lynda M. Shelton, on behalf of
Sterling Association Services, Inc., Managing Agent for
Leonard Crossing Homeowners Association

Lynda M. Shelton
Print Name

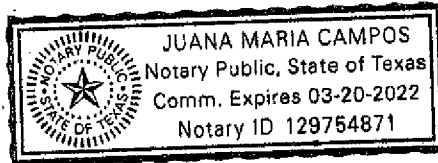
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Lynda M. Shelton, of Sterling Association Services, Inc., Managing Agent for Leonard Crossing Homeowners Association and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 5 day of October, 2021.

Juana Maria Campos
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1448537
Volume : 17413
ERecordings - Real Property

Recorded On: October 06, 2021 01:36 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 1448537
Receipt Number: 20211006000064
Recorded Date/Time: October 06, 2021 01:36 PM
User: Susie C
Station: CCLERK10

Record and Return To:

Simplifile
5072 NORTH 300 WEST
PROVO UT 84604



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX