



STATE OF TEXAS §
 §
COUNTY OF McLENNAN §

**OWNERS ASSOCIATION OF SUGAR CREEK, INC.
MANAGEMENT CERTIFICATE
FILED PURSUANT TO SECTION 209.004, TEXAS PROPERTY CODE**

OWNERS ASSOCIATION OF SUGAR CREEK, INC., a Texas Nonprofit Corporation and Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

1. The name of the subdivision is: Sugar Creek Addition to the City of Woodway, McLennan County, Texas.
2. The name of the association is: Owners Association of Sugar Creek, Inc.
3. The recording data for this subdivision is:
 - a. Part 1: Plat and metes and bounds description of Block 1, Part 1, Sugar Creek Addition to the City of Woodway, McLennan County, Texas recorded at Volume 1297, pages 144-147, of the Real Property Records of McLennan County, Texas.

Amended Plat and metes and bounds description of Block 1, Part 1, Sugar Creek Addition to the City of Woodway, McLennan County, Texas recorded at Volume 1311, pages 708-711, of the Real Property Records of McLennan County, Texas.
 - b. Part 2: Plat and metes and bounds description of Block 1, Part Two, Sugar Creek Addition to the City of Woodway, McLennan County, Texas recorded at Volume 1311, pages 712-714, of the Real Property Records of McLennan County, Texas.
 - c. Part 3: Plat and metes and bounds description of Block 1, Part Three, Sugar Creek Addition to the City of Woodway, McLennan County, Texas recorded at Volume 1330, pages 289-291, of the Real Property Records of McLennan County, Texas.

Plat and metes and bounds description of Lot 61, Block 1, Part Three, Sugar Creek Addition to the City of Woodway, McLennan County, Texas (being a republication of all of Lot

7, Block 1, Part 3, and a portion of the Common Area of Block 1, Part Three of the Sugar Creek Addition to the City of Woodway, McLennan County, Texas) recorded at Volume 1481, pages 737-739, of the Real Property Records of McLennan County, Texas.

- d. Part 4: Plat and metes and bounds description of Block 1, Part Four, Sugar Creek Addition to the City of Woodway, McLennan County, Texas recorded at Volume 1340, pages 880-882, of the Real Property Records of McLennan County, Texas.
 - e. Part 5: Plat and metes and bounds description of Block 1, Part Five, Sugar Creek Addition to the City of Woodway, McLennan County, Texas recorded at Volume 1363, pages 787-789, of the Real Property Records of McLennan County, Texas.
 - f. Part 6: Plat and metes and bounds description of Block 1, Part Six, Sugar Creek Addition to the City of Woodway, McLennan County, Texas recorded at Volume 1375, pages 27-29, of the Real Property Records of McLennan County, Texas.
 - g. Part 7: Plat and metes and bounds description of Block 1, Part Seven, Sugar Creek Addition to the City of Woodway, McLennan County, Texas recorded at Volume 1521, pages 91-93, of the Real Property Records of McLennan County, Texas.
- 4. The recording data for the declaration (Restrictive Covenants) is: Volume 1311, Page 758, of the Real Property Records of McLennan County, Texas.
 - 5. The name and mailing address of the association is: Owners Association of Sugar Creek, Inc., 6 Sugar Creek Place, Woodway, TX 76712-3408.
 - 6. Until midnight, November 30, 2020, the name and mailing address of the Association's designated representative is: Lisa Hull, Secretary, 6 Sugar Creek Place, Woodway, TX 76712-3408.

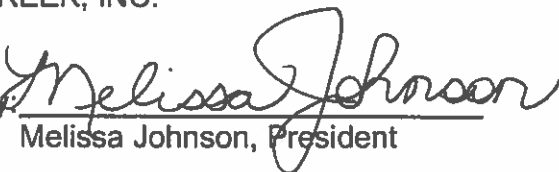
EFFECTIVE DECEMBER 1, 2020: The name and mail address of the Association's designated representative is:

Paramount Realty & Management, 220 South 2nd Street, Suite 1, Waco, Texas 76701 and whose mailing address is P.O. Box 23111, Waco, Texas 76702.

7. Other information the Association considers appropriate is:
- a. Articles of Incorporation (Certificate of Formation) filed with the Secretary of State of Texas on July 5, 1983, File No. 66258801.
 - b. Current Bylaws effective August 19, 2008, filed on October 28, 2020, File No. 2020038557 of the Official Public Records of McLennan County, Texas.
 - c. Rules and Regulations adopted by the Board of Directors, filed on October 28, 2020, File No. 2020038555 of the Official Public Records of McLennan County, Texas.
 - d. Records Production and Copy Policy adopted by the Board of Directors, filed on October 28, 2020, File No. 2020038554 of the Official Public Records of McLennan County, Texas.
 - e. Document Retention Policy adopted by the Board of Directors, filed on October 28, 2020, File No. 2020038556 of the Official Public Records of McLennan County, Texas.

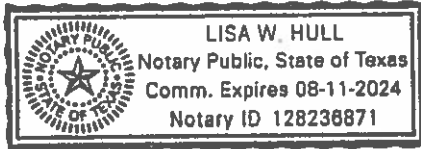
SIGNED on ^{November} ~~October~~ 2, 2020.

OWNERS ASSOCIATION OF SUGAR
CREEK, INC.

By: 
Melissa Johnson, President

STATE OF TEXAS §
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COUNTY OF McLENNAN §

This instrument was acknowledged before me on Nov 2, 2020 by
Melissa Johnson, President of the OWNERS ASSOCIATION OF SUGAR CREEK, INC.,
a Texas nonprofit corporation, on behalf of said corporation.



Lisa W. Hull
Notary Public in and for the State of Texas

After Filing Please Return to:

Lisa Hull, Secretary
Owners Association of Sugar Creek, Inc.
6 Sugar Creek Place
Woodway, TX 76712-3408

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

J. A. "Andy" Harwell

J. A. "Andy" Harwell, County Clerk
11/03/2020 10:35 AM
Fee: \$28.00
2020039307 PROPOWNASSOCMGTCEI
McLennan County, Texas