

Pearland Lakes Community Association, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Pearland Lakes Community Association, INC.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Pearland Lakes Community Association, INC.

Name of the Association: Pearland Lakes Community Association, INC.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Brazoria County, Texas, as follows;

Section 1, File No. 2014037408, Section 2, File No. 2014050814

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Brazoria County, Texas, as follows:

- (a) Homeowners Association Management Certificate, under Brazoria County Clerk's File No. 2019003136, along with any amendments or supplements thereto;
- (b) Supplemental Amendment To The Declaration Of Covenants, Conditions, And Restrictions, under Brazoria County Clerk's File No. 2015023629, along with any amendments or supplements thereto;
- (c) Property Owners' Association Management Certificate, under Brazoria County Clerk's File No. 2014050435, along with any amendments or supplements thereto;
- (d) Display Of Religious Items Policy, under Brazoria County Clerk's File No. 2014047817, along with any amendments or supplements thereto;
- (e) Rain Barrel Policy, under Brazoria County Clerk's File No. 2014047816, along with any amendments or supplements thereto;
- (f) Solar Energy Devices And Roofing Materials Policy, under Brazoria County Clerk's File No. 2014047815, along with any amendments or supplements thereto;
- (g) Access Production And Copying Policy, under Brazoria County Clerk's File No. 2014047814, along with any amendments or supplements thereto;
- (h) Document Retention Policy, under Brazoria County Clerk's File No. 2014047813, along with any amendments or supplements thereto;
- (i) Collection Policy And Payment Plan Guidelines, under Brazoria County Clerk's File No. 2014047812, along with any amendments or supplements thereto;
- (j) Flag Display Policy, under Brazoria County Clerk's File No. 2014047811, along with any amendments or supplements thereto;
- (k) By-Laws, under Brazoria County Clerk's File No. 2014046263, along with any amendments or supplements thereto;
- (l) Declaration Of Covenants, Conditions, And Restrictions, under Brazoria County Clerk's File No. 2014045893, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

Pearland Lakes Community Association, INC.
c/o Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058
832-864-1200
customerservice@houcomm.com

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 20 day of December 2022


Pearland Lakes Community Association, INC.,
acting by and through its managing agent, Houston
Community Management



Tracy Downs, President of Operations

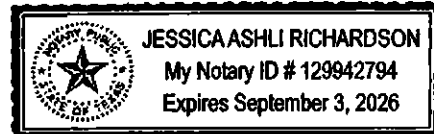
STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 20 day of December 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for Pearland Lakes Community Association, INC., a Texas nonprofit corporation, on behalf of such corporation.



Jessica Richardson
Notary Public, State of Texas

When recorded return to:
Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058



FILED and RECORDED

Instrument Number: 2022069112

Filing and Recording Date: 12/22/2022 08:10:00 AM Pages: 4 Recording Fee: \$34.00

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, which appears to read "Joyce Hudman".

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-yadira