

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SOUTHDOWN COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

SOUTHDOWN COMMUNITY ASSOCIATION, INC., 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 Southdown;
- (2) the name of the Association is Southdown Community Association, Inc.;
- (3) the Subdivision is recorded in the Official Public Records of Brazoria County, Texas, as follows:

- (a) Southdown, Section One, under Document No. 1981038323;
- (b) Southdown, Section Two, under Document No. 1983002289;
- (c) Southdown, Section Three, under Document No. 1984014671;
- (d) Southdown, Section Five, under Document No. 1995002263;
- (e) Southdown, Section Six, under Document No. 1996020095;
- (f) Southdown, Section Seven, under Document No. 1997022683;
- (g) Southdown, Section Eight, under Document No. 1998008785;
- (h) Southdown, Section Nine, under Document No. 1998018766;
- (i) Southdown, Section Ten, under Document No. 1999010592;
- (j) Southdown, Section Eleven, under Document No. 1999044566;
- (k) Southdown, Section Twelve, under Document No. 2000040123;
- (l) Southdown, Section Thirteen, under Document No. 2000012798

- (4) the Declarations and any amendments thereto, are recorded in the Official Public Records of Brazoria County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Southdown, Section One (1) under Document No. 1982002054;
- (b) Declaration of Covenants, Conditions and Restrictions for Southdown, Section Two (2) under Document No. 1983006681;
- (c) Declaration of Covenants, Conditions and Restrictions for Southdown, Section Three (3) under Document No. 1984023521;
- (d) Amendment to Declaration of Covenants, Conditions and Restrictions Southdown, Section Three (3), under Document No. 19921072951;
- (e) Declaration of Covenants, Conditions and Restrictions for Southdown, Section Five (5) under Document No. 1995014468;
- (f) Restated & Amended Declaration of Covenants, Conditions and Restrictions for Southdown, Section Five (5) under Document No. 1995030554;
- (g) Declaration of Covenants, Conditions and Restrictions for Southdown, Section Six (6) under Document No. 1996038473;
- (h) Declaration of Covenants, Conditions and Restrictions for Southdown, Section Seven (7) under Document No. 1997036646;
- (i) Declaration of Covenants, Conditions and Restrictions for Southdown, Section Eight (8) under Document No. 1998022135;
- (j) Declaration of Covenants, Conditions and Restrictions for Southdown, Section Nine (9) under Document No. 1999002932;
- (k) Declaration of Covenants, Conditions and Restrictions for Southdown, Section Ten (10) under Document No. 1999034337;
- (l) Declaration of Covenants, Conditions and Restrictions for Southdown, Section Eleven (11) under Document No. 2000012172;
- (m) Declaration of Covenants, Conditions and Restrictions for Southdown, Section Twelve (12) under Document No. 2001010249;
- (n) Declaration of Covenants, Conditions and Restrictions for Southdown, Section Thirteen (13) under Document No. 2000045310;

(5) the name and mailing address of the Association is:

- (a) Southdown Community Association, Inc., c/o Montage Community Services, LLC, 7002 Riverbrook Drive, Suite 400 Sugar Land TX 77479;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Montage Community Services, LLC, 7002 Riverbrook Drive, Suite 400 Sugar Land TX 77479;

(b) (281) 232-7659;

(c) info@montagecs.com;

(7) The Association's website address is: southdownca.frontsteps.com;

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

(a) Resale Certificate Fee - \$225.00;

(b) Transfer of Accounts Fee - \$225.00;

(c) Refinance Statement of Account - \$75.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform 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.

SIGNED THIS 20 DAY OF June, 2025.

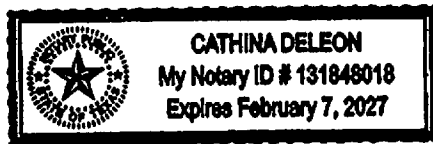
By: Sussan R S on behalf of
Montage Community Services, LLC, Managing Agent for
Southdown Community Association, Inc.

Sussan Summers
Print Name

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared Sussan Summers, of Montage Community Services, LLC, Managing Agent for Southdown Community Association, Inc., 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 20 day of June, 2025.



Cathina DeLeon
Notary Public, State of Texas

FILED and RECORDED

Instrument Number: 2025033176

Filing and Recording Date: 07/14/2025 02:28:44 PM Pages: 5 Recording Fee: \$37.00

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".

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-kaegan