

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**MANAGEMENT CERTIFICATE OF  
CREEK BEND RICHWOOD HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA       §

Pursuant to Tex. Prop. Code chs. 202 and 209, the undersigned authorized agent of Creek Bend Richwood Homeowners Association, Inc., the property owner's association for Creek Bend, a residential subdivision in Brazoria County, Texas, (the "Subdivision") submits this Management Certificate of Creek Bend Richwood Homeowners Association, Inc.

1. The name of the Subdivision is Creek Bend.
2. The name of the association for the Subdivision is Creek Bend Richwood Homeowners Association, Inc. ("Association").
3. The plats for the Subdivision are recorded in the Official Public Records of Brazoria County, Texas, as follows:

A Preliminary and Final Plat of Creek Bend, A Subdivision of 13.110 AC/571,050 Sq. Ft. Of Land Being a Replat of Lots 1-8 and 19-37, Block 12, Lots 1-12, Block 13, and Lots 1-4, Block 14 of Glenwood Bayou, Vol. 719, Pg., 198, B.C.D.R., Situated in the J.E. Groce Survey, Abstract No 66, City of Richwood, Brazoria County, Texas according to the map or plat thereof recorded under Instrument No. 2017021911.

Creek Bend Partial Replat No. 1 and Extension according to the map or plat thereof recorded under Instrument No. 2017039364

Glenwood Bayou, a subdivision of the Belle Wisdom 215 Acre Tract, J.E. survey, Abst. 66 Brazoria County, Texas only but in regards to Lots 5, 6 and 7 of Block 14 and Lots 31 through 37, 39 and 40 of Block No. 3.

4. Any Lots not listed herein may be found of reference on page 99 of the declarations recorded at Brazoria County Clerks File No. 2017025810 and as further described herein and shall be considered as if fully included in this management certificate and within the jurisdiction of the Creek Bend Richwood Homeowners Association, Inc. and applicable rules and regulations.

5. The Declaration of Covenants, Conditions, Restrictions and Easements for the Subdivision have been recorded in the Official Public Records of Brazoria County, Texas, under County Clerk's File No. 2017025810 and as amended by the First Amended and Restated Declaration of Reservations, Restrictions and Covenants for Creek Bend supported by Affidavit and Petition for Adoption of First Amended and Restated Declaration of Reservations, Restrictions and Covenants for Creek Bend filed under County Clerk's Instrument No. 2020029110. The foregoing collectively referred to as "Declaration".

6. The contact information of the Association, and that of the person managing the Association, is c/o LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217, attn: Jordan Cook; [jcook@lpidev.net](mailto:jcook@lpidev.net); (281) 947-8675, [lpipropertymanagement.com](http://lpipropertymanagement.com). The current transfer fee for the transfer of any Lot in the Association is \$200.00.

7. True and correct copies of the Bylaws of the Creek Bend Richwood Homeowners Association, Inc. have been recorded in the Official Public Records of Brazoria County, Texas under File No. 2018018653.

8. The Document Retention Policy, Document Production and Copying Policy, and Collection Referral Policy are attached to that certain management Certificate filed under Brazoria County Clerk's 2020008915. The Delinquency Collection Policy, Collection Referral Policy and Alternative Payment Schedule attached to the foregoing Management Certificate are hereby revoked.

9. The Delinquency Collection Policy and Alternative Payment Schedule attached to that certain Management Certificate filed under Brazoria County Clerk's Instrument No. 2020032912 are hereby revoked.

10. True and correct copies of the current Delinquency Collection Policy, Alternative Payment Schedule Policy, Collection Referral Policy, Rental and Lease Policy, Architectural Review Authority and Appeals Policy, Bid Solicitation Policy, and Deed Restriction Violation Dispute Policy are attached hereto.

Signed this 23<sup>rd</sup> day of SEPTEMBER, 2021.

CREEK BEND RICHWOOD HOMEOWNERS  
ASSOCIATION, INC.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



KENNETH RESECKER

HOA PRESIDENT

STATE OF TEXAS

COUNTY OF BRAZORIA

This instrument was acknowledged before me on the 23<sup>rd</sup> day of SEPTEMBER, 2021  
by KENNETH RESECKER, PRESIDENT of Creek Bend Richwood Homeowners  
Association, Inc. a Texas not for profit corporation, on behalf of said not for profit corporation

Earline Carresa Lynch  
Notary Public in and for the State of Texas

