

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
MUSTANG RIDGE HOMEOWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

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

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

The Final Plat of Mustang Ridge, Section 1, a subdivision in 19.437 Acres of Land located in H.T.&B.R.R. Company Survey, A-225 City of Alvin, Texas, according to the map or plat thereof recorded under Instrument No. 2021030683.

4. That certain Declaration of Covenants, Conditions and Restrictions for Mustang Ridge, the declaration for the Subdivision has been recorded in the Official Public Records of Brazoria County, Texas, under County Clerk's Instrument No. 2021008236, herein after referred to as "Declaration".

5. 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; (281) 947-8675. The Association governing documents are located at lpipropertymanagement.com. The current transfer fee for the transfer of any Lot in the Association is \$200.00 . Resale documents are as follows: \$375.00 - Resale Certificate; \$75.00 - Statement of Account. A rush order for the forgoing may be subject to an additional fee.

6. True and correct copies of the Certificate of Formation and Bylaws have been recorded in the Official Public Records of Harris County, Texas under Instrument No. 2021008238.

7. True and correct copies of the current Document Retention Policy, Records Production Policy, Statutory Notice of Posting and Recordation of Documents, Email Registration Policy, Policy Regarding the Installation and Display of Flags and Flagpoles, Policy Regarding Display of Certain Religious Items, Policy Regarding Installation and Use of Rainwater Harvesting, Policy Regarding Installation and Use of Solar Energy Devices and Energy Efficient Roofing Materials, and Standby Electric Generator Policy are attached to that certain Avondale on Main Policy Manual recorded under Brazoria County Clerk's File No. 2021008238.

Signed this 16th day of March, 2022.

MUSTANG RIDGE HOMEOWNERS'
ASSOCIATION INC.

By: 
Name: Jordan Cook
Title: Manager

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 16th day of March, 2021
by _____ of Mustang Ridge Homeowners'
Association, Inc. a Texas not for profit corporation, on behalf of said not for profit corporation


Notary Public in and for the State of Texas