

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
THE VILLAGES @ MARY'S CREEK PROPERTY OWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Brazoria §

1. Name of Subdivision: Villages at Mary's Creek
2. Subdivision Location: Brazoria
3. Name of Homeowners Association: The Villages @ Mary's Creek Property Owners Association, Inc.
4. Recording Data for Association:

 Plat Section 1, Phase 1, recorded under Instrument No. 2003024325
 Plat Section 2, Phase 1, recorded under Instrument No. 2006016353
 Plat Section 2, Phase 2, recorded under Instrument No. 2004073075
 Plat Section 1 Phase 2, recorded under Instrument No. 2005035759
5. Recording Data for Declaration and any amendments:

 DCCR's Section 1, Phase 1 and Section 2, Phase 1 is recorded under Instrument No. 2003024325
 1st Amendment to DCCR's Section 1, Phase 1 and Section 2, Phase 1 is recorded under Instrument No. 2005050085
 Bylaws recorded under Document No. 2011053198
 1st Amendment to bylaws recorded under Document No. 2011049129
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
7. Mailing Address and Contact Information for the Association and the Managing Agent:

 Spectrum Association Management
 17319 San Pedro Ave, #300
 San Antonio, TX 78232
 contact@spectrumam.com
 210-494-0659
 www.spectrumam.com/homeowners
8. Fee(s) related to Property Transfer:
 - Administrative Transfer Fee - \$200.00
 - Resale Package = \$375.00

- Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
- Add a Rush to an existing order = \$75.00 + Cost of a Rush
- Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account (for Builder sells only) = \$120.00
 - Rush for Statement of Account (for Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (for Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 26th day of August, 2024.

The Villages @ Mary's Creek Property Owners Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

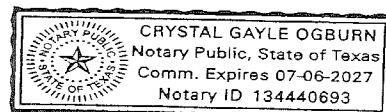
County of Bexar §

This instrument was acknowledged and signed before me on this 26 day of August, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of The Villages @ Mary's Creek Property Owners Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #300
San Antonio, TX 78232

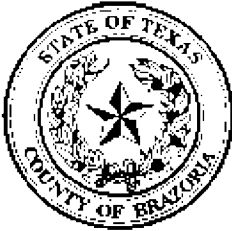


FILED and RECORDED

Instrument Number: 2024036816

Filing and Recording Date: 08/28/2024 09:26:18 AM Pages: 3 Recording Fee: \$29.00

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-crystalm