

**Morgan's Landing Homeowners Association, Inc MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Morgan's Landing Homeowners 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:** **Morgan's Landing Homeowners Association, Inc**

**Name of the Association:** **Morgan's Landing Homeowners 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, Vol./Page 23/277, Section 2, Vol./Page 24/174, Section 3, File No. 2005025180,  
Amended File No. 20060369063

**Recording Data for Restrictions:**

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

- (a) Property Owners' Association Management Certificate, under Brazoria County Clerk's File No. 2013059420, along with any amendments or supplements thereto;
- (b) Property Owners' Association Management Certificate, under Brazoria County Clerk's File No. 2009054432, along with any amendments or supplements thereto;
- (c) Declaration of Covenants, Conditions, And Restrictions, under Brazoria County Clerk's File No. 03031575, along with any amendments or supplements thereto;
- (d) ACC Denial and Appeal Hearing Policy, under Brazoria County Clerk's File No. 2022011041, along with any amendments or supplements thereto;
- (e) Architectural Review Authority Policy and Charter, under Brazoria County Clerk's File No. 2022011037, along with any amendments or supplements thereto;
- (f) Large Contract Bid Solicitation Policy, under Brazoria County Clerk's File No. 2022011030, along with any amendments or supplements thereto;
- (g) Policy Regarding Records Inspection & Production, under Brazoria County Clerk's File No. 2022011633, along with any amendments or supplements thereto;
- (h) Policy Regarding Records Retention, under Brazoria County Clerk's File No. 2022011012, along with any amendments or supplements thereto;

**Name and Mailing Address of the Association**

Morgan's Landing Homeowners 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](mailto:customerservice@houcomm.com)

**Website Address of the Association**

[www.townsq.io](http://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 4 day of November 2022

Morgan's Landing Homeowners Association, Inc,  
acting by and through its managing agent, Houston  
Community Management



Tracy Downs, President of Operations

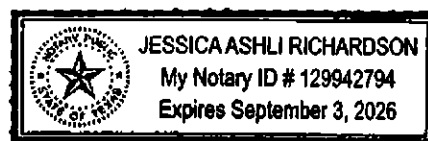
STATE OF TEXAS       §  
COUNTY OF Harris   §

This instrument was acknowledged before me on the 4 day of November 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for Morgan's Landing Homeowners 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: 2022062322

Filing and Recording Date: 11/07/2022 08:12:41 AM Pages: 3 Recording Fee: \$30.00

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".

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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-emily