

**AMENDED MANAGEMENT CERTIFICATE FOR PARKSIDE AT PEARLAND OWNERS'  
ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA   §

**KNOW ALL THESE PRESENTS:**

WHEREAS section 209.004 of Title 11 of the Texas Property Code requires that a property owner's association file its management certificate in the Brazoria County Real Property records, the County in which the property is located, and

WHEREAS the Parkside at Pearland Owners' Association, Inc. is a property owners' association as the term is defined in Title 11 of the Texas Property Code and has property located in Brazoria County, Texas.

WHEREAS this Management Certificate amends and supersedes the management certificate filed in the Brazoria County Real Property records on **January 13, 2014** under the clerk's file number **2014001170**.

NOW THEREFORE, the Parkside at Pearland Owners' Association, Inc. provides the following information required under the Texas Property Code:

1. The name of the subdivision is: Parkside at Pearland
2. The name of the association is: Parkside at Pearland Owners' Association, Inc.
3. The subdivision plat was recorded in the Map Records of Brazoria County, Texas:

Parkside at Pearland, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 107 of the Map Records of Brazoria County, Texas.

4. The following dedicatory instruments are on file in the **BRAZORIA** County Real Property records:

<b>Document Title</b>	<b>Clerk's File No.</b>	<b>Date Filed</b>
Plat for Parkside at Pearland	2006034805	06/13/2006
Declarations of Covenants, Conditions, and Restrictions For Parkside at Pearland	2007047947	08/21/2007
Certificate of Reservation of Entity Name of Parkside at Pearland Owners' Association, Inc.	Secretary of State	07/12/20012
Declarations of Covenants, Conditions, and Restrictions For Parkside at Pearland	2012036348	08/14/2012
Certificate of Formation for Parkside at Pearland Owners' Association, Inc.	Secretary of State	10/02/2012
Amending Plat for Parkside at Pearland	2013045424	09/12/2013
Bylaws of The Parkside at Pearland Owners' Association, Inc.	2013050755	10/15/2013
Access, Production and Copying Policy for Parkside at Pearland Owners' Association, Inc.	2012054528	11/30/2012

Rain Barrel Policy for Parkside at Pearland Owners' Association, Inc.	2012054529	11/30/2012
Display of Religious Flag for Parkside at Pearland Owners' Association, Inc.	2012054530	11/30/2012
Solar Energy Devices and Roofing Materials Policy for Parkside at Pearland Owners' Association, Inc.	2012054531	11/30/2012
Flag Display Policy for Parkside at Pearland Owners' Association, Inc.	2012054532	11/30/2012
Document Retention Policy for Parkside at Pearland Owners' Association, Inc.	2012054534	11/30/2012
First Amendment to the Declaration of Covenants ,Conditions and Restrictions for Parkside at Pearland Owners' Association, Inc.	2012056539	12/13/2012
First Amendment to the Declaration of Covenants ,Conditions and Restrictions for Parkside at Pearland Owners' Association, Inc.	2013003023	01/18/2013

5. The Association's mailing address is:

Parkside at Pearland Owners' Association, Inc.  
c/o: Sterling Association Services, Inc.  
6842 N. Sam Houston Pkwy. W.  
Houston, TX 77064

6. The Association's designated representative is Sterling Association Services, Inc.  
6842 N. Sam Houston Pkwy. W.  
Houston, TX 77064  
(832) 678-4500  
servicedesk@sterlingasi.com

7. The Association's website where dedicatory instruments are available: [www.sterlingasi.net](http://www.sterlingasi.net)

8. Resale Certificates are requested via the Sterling Association Services, Inc. Conveyance Department. The amount and description of the fee charged by the Association relating to a property transfer in the subdivision is as follows:

- a) Resale Certificate: \$202.00  
b) Transfer Fee: \$220.00

This document shall remain in full force and effect unless subsequent amended, revised, supplemented, and/or rescinded document is filed by the Association in the Official Public Records of Brazoria County, Texas. In the event of any conflict, the document with the latest date shall prevail.

***[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]***

SIGNED on this 4<sup>th</sup> day of October, 2021

*Bernita Armstrong*  
Bernita Armstrong, as Managing Agent for  
Parkside at Pearland Owners' Association, Inc.

STATE OF TEXAS

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**COUNTY OF FORT BEND**

COUNTY OF FORT BEND §  
This instrument was acknowledged before me on this 4<sup>th</sup> day of October, 2021 by Demita Brown as Agent for Parkside at Pearland Owners' Association, Inc.



Craig S. Durbin  
Notary Public, State of Texas

Notary Public, State of Texas  
*Amy S. Duran*  
 Notary's Printed Name

My commission expires on 6/27/23

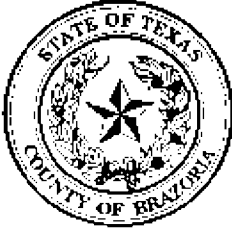
**Return to:** VP Legal, PLLC  
2825 Wilcrest Drive, Ste 428  
Houston, Texas 77042

## FILED and RECORDED

Instrument Number: 2021078763

Filing and Recording Date: 11/30/2021 03:32:24 PM Pages: 4 Recording Fee: \$34.00

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".

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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-jessie