

**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

MIDTOWN PARK NORTH COMMUNITY ASSOCIATION

THE STATE OF TEXAS

COUNTY OF BRAZORIA

Pursuant to Tex. Prop. Code chs. 202 and 209, including Tex. Prop. Code *sec.* 209.004(a-1), the undersigned officer of Midtown Park North Community Association, the property owners' association for Midtown Park North, a residential subdivision in Brazoria County, Texas, (the "Subdivision") submits this Management Certificate of Midtown Park North Community Association.

The name of the Subdivision is Midtown Park North.

1.

The name of the association for the Subdivision is Midtown Park North Community

2.

Association ("Association").

The plat for the Subdivision is recorded at County Clerk's Instrument No.

3.

2019007590 in the Map Records of Brazoria County, Texas.

The Subdivision consists of the real property described in the plat set forth in

4.

paragraph 3 above.

The Declaration for the Subdivision has been recorded in the Real Property Records of

5.

Brazoria County, Texas, under County Clerk's Instrument No. 2019007595 on February 20, 2019. The First Amendment to Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Midtown Park, Section 2 has been recorded in the Real Property Records of Brazoria County, Texas, under County Clerk's Instrument No. 2019056718.

6. The Certificate of Filing, Certificate of Formation and By-laws of the Association were recorded with that certain Management Certificate recorded in the Real Property Records of Brazoria County, Texas, under County Clerk's Instrument No. 2019017919.

7. 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.

8. True and correct copies of the current Document Retention Policy, Document Production and Copying Policy, and Collection Referral Policy were recorded with that certain Management Certificate recorded in the Real Property Records of Brazoria County, Texas, under County Clerk's Instrument No. 2019017919. That certain Delinquency Collection Policy and Alternative Payment Schedule attached to that certain Management Certificate filed at Brazoria County Clerk's Instrument No. 2019017919 are hereby revoked.

9. 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. Any and all other prior versions of these policies with the same name are hereby revoked.

Signed this 27<sup>th</sup> day of October, 2021.

MIDTOWN PARK NORTH COMMUNITY  
ASSOCIATION

By: [Signature]

Name: Jordan Cook

Title: Manager

STATE OF TEXAS

COUNTY OF BRAZORIA

This instrument was acknowledged before me on the 27<sup>th</sup> day of October, 2021 by Jordan Cook, manager of Midtown Park North Community Association, a Texas not for profit corporation, on behalf of said not for profit corporation



[Signature]  
Notary Public in and for the State of Texas