

**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  
SOUTHFORK 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, acting on behalf of SouthFork Community Association, the property owner's association for SouthFork, a residential subdivision in the extra-territorial jurisdiction of the City of Manvel, Brazoria County, Texas, (the "Subdivision") submits this Management Certificate of SouthFork Community Association.

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

The Plat of SouthFork, Section 1-A, and SouthFork, Section 2-A, recorded in Volume 22, Pages 357-366, of the Official Records of Brazoria County, Texas, hereinafter referred to herein as "SouthFork, Section 1-A, and SouthFork, Section 2-A";

The Plat of SouthFork, Section 1-B, and SouthFork, Section 2-B, recorded under County Clerk's Instrument No. 03 022634 and under County Clerk's Instrument No. 03 050031, both in the Official Records of Brazoria County, Texas, respectively, hereinafter referred to herein as "SouthFork, Section 1-B, and SouthFork, Section 2-B";

The Plat of SouthFork, Section 1-C, and SouthFork, Section 2-C, recorded under County Clerk's Instrument No. 2004 009101 and under County Clerk's Instrument No. 2004 015070, both in the Official Records of Brazoria County, Texas,

respectively, hereinafter referred to herein as "SouthFork, Section 1-C, and SouthFork, Section 2-C";

The Amended Final Plat of SouthFork, Section 3, recorded under County Clerk's Instrument No. 2005025377 of the Official Records of Brazoria County, Texas, hereinafter referred to herein as "SouthFork, Section 3";

The Plat of SouthFork, Section 4, according to the map or plat thereof recorded under County Clerk's Instrument No. 03 050015 of the Official Records of Brazoria County, Texas, hereinafter referred to herein as "SouthFork, Section 4";

The Final Replat of SouthFork, Section 5, according to the map or plat thereof recorded under County Clerk's Instrument No. 2005066148 of the Official Records of Brazoria County, Texas, hereinafter referred to herein as "SouthFork, Section 5";

The Plat of SouthFork, Section 6a, according to the map or plat thereof recorded under Brazoria County Clerk's Instrument No. 2010052860 of the Official Records of Brazoria County, Texas, hereinafter referred to herein as "SouthFork, Section 6a";

The Plat of SouthFork, Section 6b, according to the map or plat thereof recorded under Brazoria County Clerk's Instrument No. 2012051202 of the Official Public Records of Brazoria County, Texas, hereinafter referred to herein as "SouthFork, Section 6b";

The Plat of SouthFork, Section 7, according to the map or plat thereof recorded under County Clerk's Instrument No. 2007005591 of the Official Records of Brazoria County, Texas, hereinafter referred to herein as "SouthFork, Section 7"; and

The Amended Final Replat of SouthFork, Section 8, according to the map or plat thereof recorded under Brazoria County Clerk's Instrument No. 2010031773, Official Records of Brazoria County, Texas, hereinafter referred to herein as "SouthFork, Section 8".

4. The Subdivision presently consists of SouthFork, Section 1-A, SouthFork, Section 2-A, SouthFork, Section 1-B, SouthFork, Section 2-B, SouthFork, Section 1-C, SouthFork, Section 2-C, SouthFork, Section 3, SouthFork, Section 4, SouthFork, Section 5, SouthFork, Section 6a, SouthFork, Section 6b, SouthFork, Section 7, and SouthFork, Section 8.

5. SouthFork, Section 1-B, and SouthFork, Section 2-B, have been added and annexed into the jurisdiction and authority of the Association, and have been subjected to the First Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for the Subdivision by that certain Annexation and Notice of Application filed of record in the Real Property Records of Brazoria County, Texas, under Instrument No. 04 001483.

SouthFork, Section 1-C, and SouthFork, Section 2-C, have been added and annexed into the jurisdiction and authority of the Association, and have been subjected to the First Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for the Subdivision by that certain Annexation and Notice of Application filed of record in the Real Property Records of Brazoria County, Texas, under Instrument No. 2004 032294.

SouthFork, Section 3, has been added and annexed into the jurisdiction and authority of the Association, and has been subjected to the First Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for the Subdivision by that certain Annexation and Notice of Application filed of record in the Real Property Records of Brazoria County, Texas, under Instrument No. 03 079655.

SouthFork, Section 4, has been added and annexed into the jurisdiction and authority of the Association, and has been subjected to the First Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for the Subdivision by that certain Annexation and Notice of Application filed of record in the Real Property Records of Brazoria County, Texas, under Instrument No. 04 001484.

SouthFork, Section 5, has been added and annexed into the jurisdiction and authority of the Association, and has been subjected to the First Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for the Subdivision by that certain Annexation and Notice of Application filed of record in the Real Property Records of Brazoria County, Texas, under Instrument No. 2006007060.

SouthFork, Section 6, including SouthFork, Section 6a, has been added and annexed into the jurisdiction and authority of the Association, and has been subjected to the First Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for the Subdivision by that certain Annexation and Notice of Application filed of record in the Real Property Records of Brazoria County, Texas, under Instrument No. 2010027854 and SouthFork, Section 6, including SouthFork, Section 6b, has been subjected to the First Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for the Subdivision by that certain Annexation and Notice of Application filed of record in the Real Property Records of Brazoria County, Texas, under Instrument No. 2014015176.

SouthFork, Section 7, has been added and annexed into the jurisdiction and authority of the Association, and has been subjected to the First Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for the Subdivision by that certain Annexation and Notice of Application filed of record in the Real Property Records of Brazoria County, Texas, under Instrument No. 2007065812.

SouthFork, Section 8, has been added and annexed into the jurisdiction and authority of the Association, and has been subjected to the First Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for the Subdivision by that certain Annexation and Notice

of Application filed of record in the Real Property Records of Brazoria County, Texas, under Instrument No. 2009045895.

6. The Declaration applicable to SouthFork, Section 1-A, SouthFork, Section 2-A, SouthFork, Section 1-B, SouthFork, Section 2-B, SouthFork, Section 1-C, SouthFork, Section 2-C, SouthFork, Section 3, SouthFork, Section 4, SouthFork, Section 5, SouthFork, Section 6, SouthFork, Section 6-B, SouthFork, Section 7, and SouthFork, Section 8, is the First Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for SouthFork, and has been recorded in the Real Property Records of Brazoria County, Texas, under County Clerk's Instrument Number 03 013944.

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 Certificate of Incorporation and Articles of Incorporation of the Association are attached to that certain Management Certificate of SouthFork Community Association recorded in the Official Records of Brazoria County, Texas, at Instrument 2004061523.

9. True and correct copies of the current Document Retention Policy, and Document Production and Copying Policy are attached to that certain Management Certificate of SouthFork Community Association recorded in the Official Records of Brazoria County, Texas, at Instrument 2011052901.

10. That certain Delinquency Collection Policy attached to that certain Management Certificate of SouthFork Community Association recorded in the Official Records of Brazoria County, Texas, at Instrument No. 2012037657 is hereby revoked. The Delinquency Collection Policy is attached to that certain Management Certificate of SouthFork Community Association recorded in the Official Records of Brazoria County, Texas at Instrument No. 2016009986.

11. The By-Laws of SouthFork Community Association attached to that certain Management Certificate of SouthFork Community Association recorded in the Official Records of Brazoria County, Texas, at Instrument 2004061523 is hereby revoked. A true and correct copy of the current By-Laws of SouthFork Community Association is attached to that certain Management Certificate of SouthFork Community Association recorded in the Official Records of Brazoria County, Texas, at Instrument No. 2012037657. The Amendment to Bylaws of SouthFork Community Association are attached to that certain Management Certificate of SouthFork Community Association recorded in the Official Records of Brazoria County, Texas at Instrument No. 2016009986. The Second Amendment to Bylaws of SouthFork Community Association are attached to that certain Management Certificate of SouthFork Community Association recorded in the Official Records of Brazoria County, Texas at Instrument No. 2020072744. The Third Amendment to Bylaws of SouthFork Community Association are attached hereto.

12. That certain Collection Referral Policy and Alternative Payment Schedule Policy attached to that certain Management Certificate of SouthFork Community Association recorded in the Official Records of Brazoria County, Texas at Instrument No. 2011052901 are hereby revoked. The true and correct copy of the current Alternative Payment Schedule Policy is attached to that certain Management Certificate of SouthFork Community Association recorded in the Official Records of Brazoria County, Texas at Instrument No. 2016009986.

13. That certain Collection Referral Policy attached to that certain Management Certificate of SouthFork Community Association recorded in the Official Records of Brazoria County, Texas at Instrument No. 2016009986 is hereby revoked. The true and correct copies of the current Collection Referral Policy, Community Fence Maintenance Policy, Community Fence Maintenance Guideline and Repair Policy, and Security System Access Policy are attached to that certain Management Certificate of SouthFork Community Association recorded in the Official Records of Brazoria County, Texas at Instrument No. 2017037207.

14. A true and correct copy of the current Exterior Maintenance Policy is attached to that certain Management Certificate of SouthFork Community Association recorded in the Official Records of Brazoria County, Texas at Instrument No. 2018025803. A true and correct copy of the Home Business Policy is attached to that Certain Management Certificate of SouthFork Community Association recorded in the Official Public Records of Brazoria County, Texas Instrument No. 2019014030.

15. A true and correct copy of the current copy of the current Home Business Policy is attached to that certain Management Certificate recorded in the Official Public Records of Brazoria County, Texas Instrument No. 2019014030. A true and correct copy of the Delinquency Collection Policy, Alternative Payment Schedule Policy, ACC Guideline: Perimeter Fence Policy, ACC Guideline: Request Completion Policy and Tree Policy are attached to that certain Management Certificate recorded in the Official Public Records of Brazoria County, Texas Instrument No. 2020052436.

16. A true and correct copy of the Lake Fence Policy and Recreational Vehicle Policy are attached to that Certain Management Certificate of SouthFork Community Association recorded in the Official Records of Brazoria County, Texas at Instrument No. 2020072744.

17. 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, Deed Restriction Violation Dispute Policy and Architectural and Design Guidelines are attached hereto. All prior policies by the same names are hereby revoked.

Signed this 26<sup>th</sup> day of January, 2021.

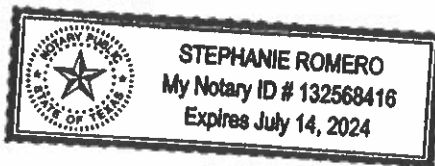
SOUTHFORK COMMUNITY ASSOCIATION

By: Angela Vasquez  
Name: Angela Vasquez  
Title: Property Manager

STATE OF TEXAS

COUNTY OF Brazoria

This instrument was acknowledged before me on the 20<sup>th</sup> day of January, 2021  
by Angela Vasquez Property Manager of SouthFork 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