

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
PEARLAND LAKES COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS

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COUNTY OF BRAZORIA

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PEARLAND LAKES COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is Pearland Lakes.
- (2) The name of the association is Pearland Lakes Community Association, Inc.
- (3) The subdivision is recorded in the Real Property Records of Brazoria County, Texas, as follows:
 - a. Pearland Lakes, Section One, under Document No. 2014037408;
 - b. Pearland Lakes, Section Two, under Document No. 2014050814.
- (4) The recording data for the declaration and any amendments to the declaration is recorded in the Real Property Records of Brazoria County, Texas, as follows:
 - a. Declaration of Covenants, Conditions and Restrictions for Pearland Lakes, under Document No. 2014045893;
 - b. Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Pearland Lakes Section Two, under Document No. 2015023629.
- (5) The name and mailing address of the Association is:

Pearland Lakes Community Association, Inc.,
c/o Lone Star Bookkeepers, LLC
2200 North Loop West, Suite 116
Houston, Texas 77018.

- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- a. Lone Star Bookkeepers, LLC;
- b. 2200 North Loop West, Suite 116, Houston, Texas 77018;
- c. (832) 433-7995;
- d. allison@lonestarbookkeepers.com.

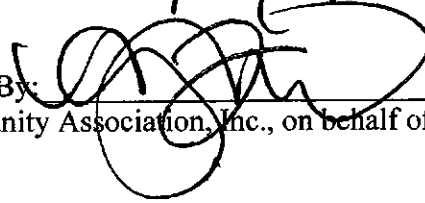
(7) The Association's website address is: <https://www.lonestarbookkeepers.com/homeowner-payments/>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- i. Resale Certificate: \$375.00;
- ii. Statement of Account: \$50.00;
- iii. Updated Resale Certificate: \$75.00;
- iv. Transfer Fee: \$350.00;
- v. Refinance Fee: \$150.00;
- vi. Lender Questionnaire: \$300.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association.

SIGNED THIS 28th DAY OF February, 2024.

By:  _____, Managing Agent for Pearland Lakes Community Association, Inc., on behalf of Lone Star Bookkeepers, LLC.

Allison Sandlin
Print Name

STATE OF TEXAS

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COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Allison Sandlin, of Lone Star Bookkeepers, LLC, Managing Agent for Pearland Lakes Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 28th day of February, 2024.

Audra Herhold
Notary Public, State of Texas



FILED and RECORDED

Instrument Number: 2024009979

Filing and Recording Date: 03/08/2024 02:56:57 PM Pages: 4 Recording Fee: \$33.00

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".

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-kaegan