

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
POMONA RESIDENTIAL COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

POMONA RESIDENTIAL 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 Pomona;
- (2) the name of the Association is Pomona Residential Community Association, Inc.;
- (3) the Subdivision is recorded in the Real Property Records of Brazoria County, Texas, as follows:
 - (a) Pomona, Section 1, under Instrument No. 2015031848;
 - (b) Pomona, Section 2, under Instrument No. 2015034362;
 - (c) Pomona, Section 3, under Instrument No. 2015031875;
 - (d) Pomona, Section 4, under Instrument No. 2015040831;
 - (e) Pomona, Section 5, under Instrument No. 2017026268;
 - (f) Pomona, Section 6, under Instrument No. 2017017537;
 - (g) Pomona, Section 7, under Instrument No. 2017057842;
 - (h) Pomona, Section 8, under Instrument No. 2018023091;
 - (i) Pomona, Section 9, under Instrument No. 2018060872;
 - (j) Pomona, Section 10, under Instrument No. 2018060876;
 - (k) Pomona, Section 11, under Instrument No. 2019021417;
 - (l) Pomona, Section 12, under Instrument No. 2019043530;
 - (m) Pomona, Section 13, under Instrument No. 2019040647;
 - (n) Pomona, Section 14, under Instrument No. 2019043533;
 - (o) Pomona, Section 15, under Instrument No. 2019057767;
 - (p) Pomona, Section 16, under Instrument No. 2020008945;
 - (q) Pomona, Section 17, under Instrument No. 2020072968;
 - (r) Pomona, Section 18, under Instrument No. 2022008163;
 - (s) Pomona, Section 19, under Instrument No. 2022000516;

- (t) Pomona, Section 20, under Instrument No. 2021081146;
- (u) Pomona, Section 21, under Instrument No. 2021081049;
- (v) Pomona, Section 22, under Instrument No. 2022054745;
- (w) Pomona, Section 23, under Instrument No. 2022008166;
- (x) Pomona, Section 24, under Instrument No. 2023017857;
- (y) Pomona, Section 27, under Instrument No. 2023036008;

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Brazoria County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Pomona Residential Community, under Instrument No. 2015027167;
- (b) First Amendment to Declaration of Covenants, Conditions and Restrictions for Pomona Residential Community, under Instrument No. 2019049997;
- (c) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Pomona Residential Community, under Instrument No. 2022034211;
- (d) Notice of Designation of Special Common Area Pomona Residential Community, under Instrument No. 2019049998;
- (e) Supplemental Declaration of Covenants, Conditions and Restrictions for Pomona Residential Community, under Instrument No. 2017020447;
- (f) Supplemental Declaration of Covenants, Conditions and Restrictions for Pomona Residential Community, under Instrument No. 2018013613;
- (g) Supplemental Declaration of Covenants, Conditions and Restrictions for Pomona Residential Community, under Instrument No. 2019021417;
- (h) Supplemental Declaration of Covenants, Conditions and Restrictions for Pomona Residential Community, under Instrument No. 2020014597;
- (i) Correction Supplemental Declaration of Covenants, Conditions and Restrictions for Pomona Residential Community, under Instrument No. 2021084440;
- (j) Supplemental Declaration of Covenants, Conditions and Restrictions for Pomona Residential Community, under Instrument No. 2021047941;
- (k) Supplemental Declaration of Covenants, Conditions and Restrictions for Pomona Residential Community, under Instrument No. 2021084480;

(5) the name and mailing address of the Association is:

(a) Pomona Residential Community Association, Inc., c/o FirstService Residential
Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042;

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

(a) FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas
77042;

(b) (877) 253-9689;

(c) houston@fsresidential.com;

(7) The Association's website address is https: pomona.connectresident.com;

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

(a) Resale Certificate Fee - \$375.00;

(b) Update Resale Certificate Fee - \$75.00;

(c) Transfer Fee - \$340.00;

(d) Refinance Fee - \$100.00;

(e) Capitalization (Initiation) Fee - \$900.00;

(f) Welcome Packet Fee - \$26.50;

(9) Prospective purchasers are advised to independently examine all dedicatory
instruments and governing documents for the association, as well as to perform a physical
inspection of the property and common areas, prior to purchase. This Management
Certificate does not purport to identify every publicly recorded document affecting the
Condominium or Association. No person should rely on this Management Certificate for
anything other than for identifying and contacting the Association.

SIGNED THIS 13th DAY OF November, 2024.

By: Ashleigh Keren, on behalf of
FirstService Residential Houston, Managing Agent for
Pomona Residential Community Association, Inc.

Ashleigh Keren
Print Name

STATE OF TEXAS

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COUNTY OF BRAZORIA

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BEFORE ME, the undersigned authority, on this day personally appeared Ashleigh Kern, of FirstService Residential Houston, Managing Agent for Pomona Residential 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 13 day of November, 2024.



300
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

MAIA BARTEE

Assistant General Counsel

FirstService Residential

14951 Dallas Pkwy Suite 600 Dallas , TX 75254

FILED and RECORDED

Instrument Number: 2024049955

Filing and Recording Date: 11/15/2024 10:32:03 AM Pages: 5 Recording Fee: \$37.00

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-emily