

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

HAMILTON SQUARE HOMEOWNERS ASSOCIATION, INC.

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 Hamilton Square Homeowners Association, Inc., the property owners' association for Hamilton Square, a residential subdivision in Alvin, Brazoria County, Texas, (the "Subdivision") submits this Management Certificate of Hamilton Square.

1. The name of the Subdivision is Hamilton Square.
2. The name of the association for the Subdivision is Hamilton Square Homeowners Association, Inc. ("Association").
3. The plats for the Subdivision are titled Final Plat Hamilton Square, Section One, and is recorded in the Official Records of Brazoria County, Texas, at County Clerk's Instrument No. 2004033961, Plat Records Volume 24 Page 177-178 and Final Plat Hamilton Square, Section Two, and is recorded in the Official Records of Brazoria County, Texas, at County Clerk's Instrument No. 2004075151, Plat Records Volume 24 Page 316-317.
4. The Subdivision presently consists of Hamilton Square, Section One and Hamilton Square, Section Two.
5. The Reservations, Restrictions and Covenants in Hamilton Square Subdivision has been recorded at Brazoria County Clerk's Instrument No. 2004033962 in the Official Records of Brazoria County, Texas
6. 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; (281) 947-8675, lpipropertymanagement.com. The current transfer fee for the transfer of any Lot in the Association is \$200.00.

7. True and correct copies of the Articles of Incorporation of the Association were recorded at Brazoria County Clerk's Instrument No. 2004036583. The Bylaws of the Association attached to that certain Management Certificate of Hamilton Square Homeowners Association, Inc. recorded at Brazoria County Clerk's Instrument No. 2014038944 are hereby revoked and true and correct copies of the current Bylaws of the Association are attached to that certain Management Certificate of Hamilton Square Homeowners Association, Inc. recorded at Brazoria County Clerk's Instrument No. 2016002446. True and correct copies of the Second Amendment to By-Laws of the Association are attached to that certain Management Certificate of Hamilton Square Homeowners Association, Inc. recorded at Brazoria County Clerk's Instrument No. 2016060643.

8. True and correct copies of the Delinquency Collection Policy, Collection Referral Policy, Alternative Payment Schedule Policy, Document Retention Policy, and Document Production and Copying Policy are attached to that certain Management Certificate of Hamilton Square Homeowners Association, Inc. recorded at Brazoria County Clerk's Instrument No. 2014038944.

9. That certain Alternative Payment Schedule Policy dated July 10, 2014, that certain Collection Referral Policy dated July 10, 2014, and that certain Delinquency Collection Policy dated July 10, 2014 attached to that certain Management certificate of Hamilton Square Homeowners Association, Inc. recorded at Brazoria County Clerk's Instrument No. 2014038944 are hereby revoked. True and correct copies of the current Alternative Payment Schedule Policy, Collection Referral Policy and Delinquency Collection Policy are attached to that certain Management Certificate of Hamilton Square Homeowners Association, Inc., recorded at Brazoria County Clerk's Instrument No. 2016002446.

10. True and correct copies of the Second Amendment to By-laws for By-laws of Hamilton Square Homeowners Association, Inc., a Subdivision in Brazoria County, Texas and the current Deed Restriction Violation Fine Policy are attached to that certain Management Certificate of Hamilton Square Homeowners Association, Inc., recorded at Brazoria County Clerk's Instrument No. 2016060643.

11. A true and correct copy of the Architectural Control Guidelines for Hamilton Square Homeowners Association, Inc., a subdivision in Brazoria County, Texas is attached to that certain Management Certificate recorded at Brazoria County Clerk's Instrument No. 2018021868.

12. That certain Alternative Payment Schedule Policy and Delinquent Collection Policy attached to that certain Management Certificate recorded at Brazoria County Clerk's Instrument No. 2016002446 are hereby revoked. The Alternative Payment Schedule and Delinquency Collection Policy are attached to that certain Management Certificate recorded at Brazoria County Clerk's Instrument No. 2016060643 are hereby revoked.

13. 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 13th day of Jan, 2022.

HAMILTON SQUARE HOMEOWNERS
ASSOCIATION, INC.,
a Texas not for profit corporation,

By: M. McMillan
Name: Macy McMillan
Title: Director

STATE OF TEXAS §
 §
COUNTY OF Brazoria §

This instrument was acknowledged before me on the 13th day of Jan, 2022 by Macy McMillan, Director of Hamilton Square Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

T. Box
Notary Public in and for the State of Texas

