

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
SOUTHGATE COMMUNITY ASSOCIATION**

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THE STATE OF TEXAS     §  
                                      §  
COUNTY OF BRAZORIA    §

The undersigned, being the Managing Agent for SouthGate Community Association, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is SouthGate.
2. Name of Association: The name of the Association is SouthGate Community Association.
3. Recording Data for the Subdivision:

SouthGate, Section One (1), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under File No. 03 058437 and in Volume 24, Pages 33-36 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

SouthGate, Section One (1), First Amending Plat, a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded in Volume 24, Pages 123-126 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

SouthGate, Section Two (2), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded in Volume 24, Pages 278-279 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

SouthGate, Section Three (3), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under File No. 2007025650 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

SouthGate, Section Four (4), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under File No. 2006021633 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

a. Documents:

- (1) Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for SouthGate.
- (2) First Amendment to Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for SouthGate.
- (3) Annexation of SouthGate, Section Two and Notice of Application of Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for SouthGate, Section Two.
- (4) Annexation of SouthGate, Section Three and Notice of Application of Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for SouthGate, Section Three.
- (5) Annexation of SouthGate, Section Four and Notice of Application of Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for SouthGate, Section Four.

b. Recording Information:

- (1) Brazoria County Clerk's File No. 03 061765.
- (2) Brazoria County Clerk's File No. 2005005696.
- (3) Brazoria County Clerk's File No. 2004075672.
- (4) Brazoria County Clerk's File No. 2007062200.
- (5) Brazoria County Clerk's File No. 2006029807.

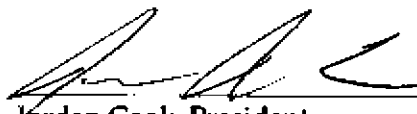
5. Name and Mailing Address of the Association: The name and mailing address of the Association is SouthGate Community Association c/o LPI Property Management, 1660 E. Winding Way, Friendswood, Texas 77546.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Jordan Cook, President c/o LPI Property Management. Address: 1660 E. Winding Way, Friendswood, Texas 77546. Phone No.: 281.947.8675. Email Address: jcook@lpidev.net.
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.lpipropertymanagement.com](http://www.lpipropertymanagement.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Refinance Fee	\$ 150.00
Transfer Fee	\$ 200.00
Rush Fee	\$ 100.00
Capitalization Fee	\$ 375.00
Statement of Account	\$200.00

Executed on this 6<sup>th</sup> day of January, 2023.

**SOUTHGATE COMMUNITY ASSOCIATION**

By: LPI Property Management, Managing Agent

  
Jordan Cook, President

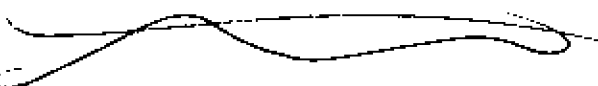
\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §

COUNTY OF Galveston §  
§

BEFORE ME, the undersigned notary public, on this 6<sup>th</sup> day of January, 2023, personally appeared Jordan Cook, President of LPI Property Management, Managing Agent for SouthGate Community Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



  
Notary Public in and for the State of Texas

## FILED and RECORDED

Instrument Number: 2023000650

Filing and Recording Date: 01/06/2023 10:32:36 AM Pages: 4 Recording Fee: \$34.00

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".

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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-hailey