

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Lakes of Savannah South
2. **Name of the Association:** Lakes of Savannah South Community Association, Inc.
3. **Recording data for the Subdivision:**

SAVANNAH TRACE SECTION ONE (1), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2001051407 (Volume 22, Page 177) of the Map Records of Brazoria County, Texas.

SAVANNAH RIDGE SECTION ONE (1), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2001051421 (Volume 22, Page 181) of the Map Records of Brazoria County, Texas.

SAVANNAH MEADOWS SECTION ONE (1), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2001051436 (Volume 22, Page 185) of the Map Records of Brazoria County, Texas.

SAVANNAH MEADOWS SECTION TWO (2), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2002001089 (Volume 23, Page 175) of the Map Records of Brazoria County, Texas.

SAVANNAH TRACE SECTION TWO (2), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2002038084 (Volume 23, Page 55) of the Map Records of Brazoria County, Texas.

SAVANNAH MEADOWS SECTION THREE (3), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2002067402 (Volume 23, Page 175) of the Map Records of Brazoria County, Texas.

SAVANNAH RIDGE SECTION TWO (2), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2002038082 (Volume 23, Page 51) of the Map Records of Brazoria County, Texas.

SAVANNAH LANDING SECTION ONE (1), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2003004055 (Volume 23, Page 187) of the Map Records of Brazoria County, Texas.

SAVANNAH RIDGE SECTION THREE (3), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2003014787 (Volume 23, Page 217) of the Map Records of Brazoria County, Texas.

SAVANNAH LANDING SECTION TWO (2), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2003014787 (Volume 23, Page 217) of the Map Records of Brazoria County, Texas.

SAVANNAH MEADOWS SECTION FOUR (4), a subdivision in Brazoria County, Texas, according to the

Map or Plat thereof, recorded in/under Clerk's File No. 2004005308 (Volume 24, Page 117) of the Map Records of Brazoria County, Texas.

SAVANNAH BEND SECTION ONE (1), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2005016036 (Volume 24, Page 360) of the Map Records of Brazoria County, Texas.

SAVANNAH COVE SECTION ONE (1), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2005022972 (Volume 24, Page 386) of the Map Records of Brazoria County, Texas.

SAVANNAH MEADOWS SECTION FIVE (5), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2005023001 (Volume 24, Page 388) of the Map Records of Brazoria County, Texas.

SAVANNAH TRACE SECTION THREE (3), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2005023010 (Volume 24, Page 390) of the Map Records of Brazoria County, Texas.

SAVANNAH LANDING SECTION THREE (3), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2005042968 of the Map Records of Brazoria County, Texas.

SAVANNAH BEND SECTION TWO (2), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2007058922 of the Map Records of Brazoria County, Texas.

SAVANNAH COVE SECTION TWO (2), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2007058942 of the Map Records of Brazoria County, Texas.

SAVANNAH MEADOWS SECTION SIX (6), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2007058995 of the Map Records of Brazoria County, Texas.

SAVANNAH MEADOWS SECTION SIX AMENDING PLAT NO. 1 a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2008056114 of the Map Records of Brazoria County, Texas.

SAVANNAH MEADOWS SECTION SEVEN (7), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2010006931 of the Map Records of Brazoria County, Texas.

SAVANNAH COVE SECTION THREE (3), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2011018296 of the Map Records of Brazoria County, Texas.

SAVANNAH MEADOWS SECTION EIGHT (8), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2011015746 of the Map Records of Brazoria County, Texas.

SAVANNAH BEND SECTION THREE (3), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2012032201 of the Map Records of Brazoria County, Texas.

SAVANNAH MEADOWS SECTION NINE (9), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2013002273 of the Map Records of Brazoria County, Texas

SAVANNAH MEADOWS SECTION TEN (10), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2013013180 of the Map Records of Brazoria County, Texas

SAVANNAH BEND SECTION FOUR (4), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2013016634 of the Map Records of Brazoria County, Texas

SAVANNAH BEND SECTION FOUR AMENDING PLAT NO. 1, a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2013057212 of the Map Records of Brazoria County, Texas

SAVANNAH BEND SECTION FIVE (5), a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2013056649 of the Map Records of Brazoria County, Texas

SAVANNAH PARKWAY, SOUTHERN OAK LANE, & COMMERCIAL RESERVE NO. 1, a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2001047888 (Volume 22, Page 149) of the Map Records of Brazoria County, Texas

CVS - SAVANNAH LAKES, a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2015039868 of the Map Records of Brazoria County, Texas

SAVANNAH COMMERCIAL RESERVE NO. 2, a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2001051403 (Volume 22, Page 173) of the Map Records of Brazoria County, Texas

MA & SONS, a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2017042832 of the Map Records of Brazoria County, Texas

SAVANNAH CHURCH SITE, a 12.54 ACRE SITE, a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2010006960 of the Map Records of Brazoria County, Texas

SAVANNAH SCHOOL SITE & FIRE STATION RESERVES, a 13.86 ACRE SCHOOL SITE, a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2010006936 of the Map Records of Brazoria County, Texas

SAVANNAH COMMERCIAL TRACT, a subdivision in Brazoria County, Texas, according to the Map or Plat thereof, recorded in/under Clerk's File No. 2010006949 of the Map Records of Brazoria County, Texas.

4. Recording data for the Declaration and Declaration amendments:

1. Declaration of Covenants, Conditions, and Restrictions for SAVANNAH TRACE SECTION ONE (1)
2. Correction Declaration of Covenants, Conditions, and Restrictions for SAVANNAH TRACE SECTION ONE (1)
3. First Amended Declaration of Covenants, Conditions, and Restrictions for SAVANNAH TRACE SECTION ONE (1)
4. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH RIDGE SECTION ONE (1)

5. Correction Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH RIDGE SECTION ONE (1)
6. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH MEADOWS SECTION ONE (1)
7. Correction Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH MEADOWS SECTION ONE (1)
8. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH MEADOWS SECTION TWO (2)
9. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH TRACE SECTION TWO (2)
10. Correction Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH MEADOWS SECTION THREE (3)
11. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH RIDGE SECTION TWO (2)
12. Correction Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH RIDGE SECTION TWO (2)
13. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH LANDING SECTION ONE (1)
14. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH RIDGE SECTION THREE (3)
15. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH LANDING SECTION TWO (2)
16. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH MEADOWS SECTION FOUR (4)
17. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH BEND SECTION ONE (1)
18. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH COVE SECTION ONE (1)
19. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH MEADOWS SECTION FIVE (5)
20. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH TRACE SECTION THREE (3)
21. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH LANDING SECTION THREE (3)
22. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH BEND SECTION TWO (2)
23. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH COVE SECTION TWO (2)
24. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH MEADOWS SECTION SIX (6)
25. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH MEADOWS SECTION SEVEN (7)
26. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH COVE SECTION THREE (3)
27. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH MEADOWS SECTION EIGHT (8)
28. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH BEND SECTION

THREE (3)

29. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH MEADOWS SECTION NINE (9)

30. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH MEADOWS SECTION TEN (10)

31. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH BEND SECTION FOUR (4)

32. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH BEND SECTION FIVE (5)

33. Supplemental Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH PARKWAY, SOUTHERN OAK LANE, & COMMERCIAL RESERVE NO. 1

34. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH COMMERCIAL RESERVE NO. 2

35. Correction Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH COMMERCIAL RESERVE NO. 2

36. Declaration of Covenants, Conditions, and Restrictions Annexation of 12.54 ACRES, BRAZORIA COUNTY, TEXAS

37. Declaration of Covenants, Conditions, and Restrictions Annexation of 13.86 ACRE SCHOOL SITE, BRAZORIA COUNTY, TEXAS

38. Declaration of Covenants, Conditions, and Restrictions Annexation of TRACT "B" AND RESTRICTED RESERVE "A" OUT OF SAVANNAH SCHOOL SITE & FIRE STATION RESERVES

39. Declaration of Covenants, Conditions, and Restrictions Annexation of SAVANNAH COMMERCIAL TRACT

1. Brazoria County Clerk's File No. 2001057355
2. Brazoria County Clerk's File No. 2002030661
3. Brazoria County Clerk's File No. 2004026391
4. Brazoria County Clerk's File No. 2001057357
5. Brazoria County Clerk's File No. 2002001428
6. Brazoria County Clerk's File No. 2001057356
7. Brazoria County Clerk's File No. 2002001427
8. Brazoria County Clerk's File No. 2002030656
9. Brazoria County Clerk's File No. 2003037645
10. Brazoria County Clerk's File No. 2003037646
11. Brazoria County Clerk's File No. 2002052541
12. Brazoria County Clerk's File No. 2002060852
13. Brazoria County Clerk's File No. 2003011445
14. Brazoria County Clerk's File No. 2004002522
15. Brazoria County Clerk's File No. 2004034618
16. Brazoria County Clerk's File No. 2004034617
17. Brazoria County Clerk's File No. 2005020141
18. Brazoria County Clerk's File No. 2005060014
19. Brazoria County Clerk's File No. 2006034686
20. Brazoria County Clerk's File No. 2005060015
21. Brazoria County Clerk's File No. 2005060013
22. Brazoria County Clerk's File No. 2008000838
23. Brazoria County Clerk's File No. 2008056153
24. Brazoria County Clerk's File No. 2008026021
25. Brazoria County Clerk's File No. 2010018676

- 26. Brazoria County Clerk's File No. 2011047161
- 27. Brazoria County Clerk's File No. 2011019621
- 28. Brazoria County Clerk's File No. 2012037812
- 29. Brazoria County Clerk's File No. 2013005715
- 30. Brazoria County Clerk's File No. 2013034196
- 31. Brazoria County Clerk's File No. 2013034661
- 32. Brazoria County Clerk's File No. 2013061847
- 33. Brazoria County Clerk's File No. 2015040464
- 34. Brazoria County Clerk's File No. 2001058723
- 35. Brazoria County Clerk's File No. 2002001426
- 36. Brazoria County Clerk's File No. 2004026390
- 37. Brazoria County Clerk's File No. 2007026049
- 38. Brazoria County Clerk's File No. 2010040712
- 39. Brazoria County Clerk's File No. 2010040710

5. Name and mailing address of the Association: Lakes of Savannah South Community Association, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. Name, mailing address, phone number & email for designated representative:

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
Info@goodwintx.com

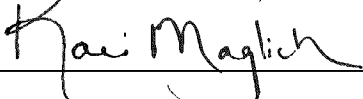
7. Website address where all dedicatory instruments can be found:

<https://hlosv.sites.townsq.io/> or www.goodwintx.com , use the "find my community" search bar to locate the community webpage

8. Fees charged by Association related to a property transfer:

Resale Certificate: \$375
Resale Certificate Update: \$75
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100
Compliance Inspection Fee (optional): \$150
Transfer Fee: \$340

This management certificate is filed of record in Brazoria County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By: Kaci Maglich, Managing Agent for Lakes of Savannah South Community Association, Inc., Duly Authorized Agent
Signed: January 26, 2025

AFTER RECORDING RETURN TO: Goodwin & Company PO Box 203310 Austin, TX 78720-3310

STATE OF TEXAS

§
§
§

COUNTY OF BRAZORIA

This instrument was signed before me on 1/26/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: 
Notary Public, State of Texas



FILED and RECORDED

Instrument Number: 2025004409

Filing and Recording Date: 01/31/2025 08:44:51 AM Pages: 8 Recording Fee: \$49.00

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, appearing 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