

**PROPERTY OWNERS' ASSOCIATION 11th AMENDED MANAGEMENT CERTIFICATE FOR
BRAZORIA COLD RIVER RANCH ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Brazoria §

1. Name of Subdivision: Cold River Ranch Subdivision
 2. Subdivision Location: County Road 48 and Rio Grande Street, Pearland
 3. Name of Homeowners Association: Brazoria Cold River Ranch Association, Inc.
 4. Recording Data for Association: See Exhibit A of the Declaration and the Amended and Restated Declaration.
See Plat filed at the county under Vol. 24 Page 356-358.
 5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions
Are filed at the county under Doc#2005003265 and Doc# 2004007539
Amended and Restated Declaration is filed at the County under Doc# 2005032246.
 6. Bylaws: The Bylaws are filed at the county under Doc# 2005032246.
- Dedictory Instruments: Bylaws filed at the county under Doc# 2006035816.
- Articles of Incorporation: The Articles of Incorporation are filed under Doc #2016042997.
- Resolutions/Policies: Administrative Resolution No. 00012012 These policies are attached to and filed with Collection Policy signed 4/2/2012
the Certificate filed under Doc# 2012016496.
Administrative Resolution No.2010002
Violation Policy signed 4/2/2012
- Resolutions/Policies:
All policies are attached to and filed with the Certificate filed under Doc #012022844.
Collection Policy
Violation Policy
Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Architectural Guidelines
All guidelines are filed under Doc# 012022844.
Architectural Guidelines for:
Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol display

Administrative Resolution: Force Maintenance Policy signed 11/1/2012 is attached to and filed with Certificate filed under Doc# 2012043662.

Resolutions/Policies/Guidelines: All policies are attached to and filed with Document # 2014021372

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf

Conflict of Interest Policy

Guidelines for Flag Display

Religious Items Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Guidelines

Application of Payments Policy

Guidelines for Land Use of Adjacent Lots

The following resolutions are filed under Document# 2016002412: Electronic and Telephonic Action Policy; Payment Plan Policy; Standby Electronic Generators Guidelines.

The following resolutions are filed under Document No. 2018014767: Billing Policy and Payment Plan Guidelines.

The following resolutions are filed under Document No. 2019035158: Rules, Regulations, and Violation Enforcement Resolution and the Uncurable Violation Enforcement Resolution

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Brazoria Cold River Ranch Association, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

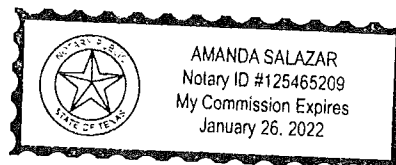
County of Bexar §

This instrument was acknowledged and signed before me on 27th
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Brazoria Cold River Ranch Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

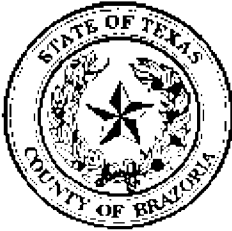


FILED and RECORDED

Instrument Number: 2021071286

Filing and Recording Date: 10/28/2021 09:34:04 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, 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-regina