

**MANAGEMENT CERTIFICATE
FOR
MIDTOWN AT MAGNOLIA (PEARLAND) RESIDENTIAL COMMUNITY, INC.**

STATE OR TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BRAZORIA §

The undersigned, being the Managing Agent of Midtown at Magnolia (Pearland) Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Midtown at Magnolia
2. The name of the Association: Midtown at Magnolia (Pearland) Residential Community, Inc.
3. The recording data for the subdivision: See **Exhibit A.**
4. The name and mailing address of the Association:

Midtown at Magnolia (Pearland) Residential Community, Inc.
c/o Neighborhood Management Inc
1024 S. Greenville Ave, Suite 230
Allen, TX 75002

5. The name and contact information for the Managing Agent of the Association: :

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville Ave, Suite 230, Allen TX 75002
Phone: 972.359.1548
Email Address: managementcertificate@nmitx.com

6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Reserve Fee:	\$250.00
Working Capital :	*Equal to three (3) months assessments

For all resale and refinance information, please go to <https://homewisedocs.com>

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**MIDTOWN AT MAGNOLIA (PEARLAND)
RESIDENTIAL COMMUNITY, INC.**
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 10th day of May 20 22 by
Beverly Coghlan, Agent for the Association of MIDTOWN AT MAGNOLIA (PEARLAND) RESIDENTIAL
COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

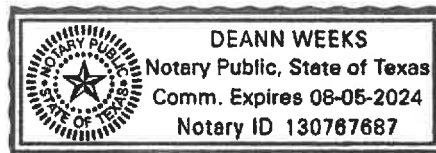


EXHIBIT A

Document	Recording Information
Midtown at Magnolia (Pearland) - Plat	DocumentNo.2019021605
Declaration of Covenants, Conditions and Restrictions for Midtown at Magnolia	DocumentNo.2019040170