

STATE OF TEXAS

COUNTY OF BRAZORIA

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
OF MAGNOLIA BEND HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of February 10, 2022, by the Magnolia Bend Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, Magnolia Bend Homeowners Association, Inc., a Texas non-profit corporation ("Declarant") has placed of record that certain Declarations of Covenants, Conditions, and Restrictions for Magnolia Bend Homeowners Association dated September 3, 2008, recorded as Document No. 2008044635 and all amendments thereto, all recorded in the Real Property Records of Brazoria County, Texas, which Declarations are incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of the Magnolia Bend Homeowners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

NAME OF SUBDIVISION: Magnolia Bend Homeowners Association, Inc.

1. **Name and Mailing Address.** The name and mailing addresses of the Association and Managing Agents are:

ATTN: Board of Directors
Magnolia Bend Homeowners Association, Inc.
P.O. Box 944

Rosharon, Texas 77583

Managing Agent: John Gervase 630-878-6183
www.magnoliabendhoa.com or
magnolia.bend@yahoo.com


2. **Declaration information.** Lots in the Magnolia Bend Homeowners Association, are subject to Declarations of Covenants, Conditions, and Restrictions.

The recording data for the Declarations are as follows:

- a. Declarations of Covenants, Conditions and Restrictions of Magnolia Bend Homeowners Association, Inc. dated September 8, 2009, recorded as Document No. 2008044635 in the Real Property Records of Brazoria County, Texas;
- b. First Amended Declarations of Covenants, Conditions and Restrictions of Magnolia Bend Homeowners Association, Inc. dated February 9, 2009, recorded as Document No. 2009005346 in the Real Property Records of Brazoria County, Texas;
- c. Seconded Amended Declarations of Covenants, Conditions and Restrictions of Magnolia Bend Homeowners Association, Inc. dated May 18, 2009, recorded as Document No. 2009021595 in the Real Property Records of Brazoria County, Texas;
- d. Third Amended Declarations of Covenants, Conditions and Restrictions of Magnolia Bend Homeowners Association, Inc dated June 29, 2016, recorded as Document No. 2016031792 in the Real Property Records of Brazoria County, Texas; and
- e. Magnolia Bend Homeowners Association does not require Resale Certificates. In the event a Resale Certificate is requested, Magnolia Bend Homeowners Association requires prepayment of \$75.00 to prepare the Resale Certificate and accompanying documentation.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date written above.

MAGNOLIA BEND HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By 
John Gervase, Managing Agent

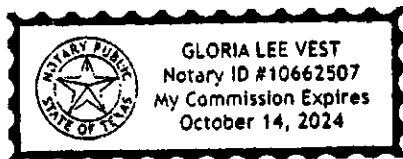
STATE OF TEXAS

COUNTY OF BRAZORIA

Before me, Gloria Vest, Notary Public in and for the State of Texas, on this day
personally appeared John Gervase, personally known to me to be the person whose
name is subscribed to the foregoing instrument and acknowledged to me that he
executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1 day of July, 2022.


Gloria Vest, Notary Public – State of Texas



FILED and RECORDED

Instrument Number: 2022042897

Filing and Recording Date: 07/20/2022 07:44:23 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