

KENDALL LAKES COMMUNITY ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Kendall Lakes Community Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Kendall Lakes.

Name of the Association: Kendall Lakes Community Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Brazoria County, Texas, as follows;

- (a) Kendall Lakes, Section One (1), recorded under Document No. 2007056699, along with any supplements or replats thereof;
- (b) Kendall Lakes, Section Two (2), recorded under Document No. 2007056704, along with any supplements or replats thereof;
- (c) Kendall Lakes, Section Three (3), recorded under Document No. 2014053221, along with any supplements or replats thereof;
- (d) Kendall Lakes, Section Four (4), recorded under Document No. 2016048588, along with any supplements or replats thereof;
- (e) Kendall Lakes, Section Five (5), recorded under Document No. 2011047771, along with any supplements or replats thereof;
- (f) Kendall Lakes, Section Six (6), recorded under Document No. 2015001260, along with any supplements or replats thereof;
- (g) Kendall Lakes, Section Seven (7), recorded under Document No. 2017034014, along with any supplements or replats thereof;
- (h) Kendall Lakes, Section Eight (8), recorded under Document No. 2019010781, along with any supplements or replats thereof;
- (i) Kendall Lakes, Section Ten (10), recorded under Document No. 2021000633, along with any supplements or replats thereof.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Official Property Records of Brazoria County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Kendall Lakes, Section One (1), recorded under Brazoria County Clerk's Document Nos. 2007056700 and 2007035672, along with any amendments or supplements thereto;
- (b) Declaration of Covenants, Conditions and Restrictions for Kendall Lakes, Section Two (2), recorded under Brazoria County Clerk's Document Nos. 2007056706 and 2007035673, along with any amendments or supplements thereto;
- (c) Resolution of Kendall Lakes Community Association, Inc. Regarding Adoption of Amendments to Declaration of Covenants, Conditions and Restrictions, under Clerk's Document No. 2018034812;
- (d) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Kendall Lakes, Section Three (3), recorded under Brazoria County Clerk's Document No. 2014053222;

- (e) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Kendall Lakes, Section Four (4), recorded under Brazoria County Clerk's Document No. 2016048587;
- (f) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Kendall Lakes, Section Five (5), recorded under Brazoria County Clerk's Document No. 2012051978;
- (g) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Said 25.079 Acres of Land Within the Kendall Lakes Development, recorded under Brazoria County Clerk's Document No. 2017010805;
- (h) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Kendall Lakes, Section Six (6), recorded under Brazoria County Clerk's Document No. 2015001261;
- (i) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Kendall Lakes, Section Seven (7), recorded under Brazoria County Clerk's Document Nos. 2017035330 and 2017038736;
- (j) Supplemental Declaration of Covenants, Conditions and Restrictions Annexation of Kendall Lakes, Section Eight (8), recorded under Brazoria County Clerk's Document No. 2019010782;
- (k) Supplemental Declaration of Covenants, Conditions and Restrictions Annexation of Kendall Lakes, Section Ten (10), recorded under Brazoria County Clerk's Document No. 2021000642;
- (l) Supplemental Declaration of Covenants, Conditions and Restrictions for Kendall Lakes, Section Ten (10), recorded under Brazoria County Clerk's Document No. 2021049964;
- (m) ByLaws of the Kendall Lakes Community Association, Inc., under Clerk's Document No. 2016011694;
- (n) Resolution of Kendall Lakes Community Association, Inc. Regarding Adoption of Amendments to By-Laws, under Clerk's Document No. 2019032902;
- (o) Kendall Lakes Resolution Regarding Covenant Compliance Inspection, under Clerk's Document No. 2008025423;
- (p) Kendall Lakes Community Association, Inc. Payment Plan Policy, under Clerk's Document No. 2011053246;
- (q) Kendall Lakes Community Association, Inc. Books and Records Production Policy, under Clerk's Document No. 2011053247;
- (r) Kendall Lakes Community Association, Inc. Records Retention Policy, under Clerk's Document No. 2011053248;
- (s) Kendall Lakes Community Association, Inc. Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's Document No. 2011053249;
- (t) Kendall Lakes Community Association Assessment Collection Policy, under Clerk's Document No. 2014006034;
- (u) Resolution of Kendall Lakes Community Association, Inc. Regarding Ratification of Leasing and Tenancy Restrictions and Policies, under Clerk's Document Nos. 2016011248 and 2016011381;
- (v) Resolution of Kendall Lakes Community Association, Inc. Regarding Ratification of Generator Installation and Use Policy, under Clerk's Document No. 2016011369;
- (w) Resolution of Kendall Lakes Community Association, Inc. Regarding Ratification of Records Retention and Access Policy, under Clerk's Document No. 2017024585;
- (x) Resolution of Kendall Lakes Community Association, Inc. Regarding Ratification of Advisory Committee Guidelines, under Clerk's Document No. 2018048977.

Name and Mailing Address for Association

Kendall Lakes Community Association, Inc.
c/o Principal Management Group of Houston
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of Houston
c/o PMG Conveyance Department

11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041
713-329-7100
webmaster@pmghouston.com

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite
Capitalization Payments by the first Owner from a Builder 50% current Residential Assessment Rate.

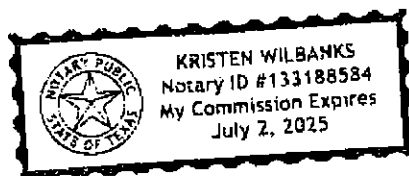
Executed on this the 7th day of January, 2022

Kendall Lakes Community Association, Inc., acting by and through its managing agent, Principal Management Group of Houston

Surina Wright Vice President

STATE OF TEXAS §
 § COUNTY OF
HARRIS §

This instrument was acknowledged before me on the 7th day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Kendall Lakes Community Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

FILED and RECORDED

Instrument Number: 2022003868

Filing and Recording Date: 01/20/2022 11:59:58 AM Pages: 5 Recording Fee: \$38.00

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-cynthia