

**MANAGEMENT CERTIFICATE
OF
MARTHA'S VINEYARD PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Martha's Vineyard Property Owners Association, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Martha's Vineyard
2. The name of the association: Martha's Vineyard Property Owners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Brazoria County, Texas, as described on Final Plat of Martha's Vineyard Section 1, recorded as Document No. 2018047062, Final Plat of Martha's Vineyard Section 2, recorded as Document No. 2022051426, and Final Plat of Martha's Vineyard Section 3, recorded as Document No. 2020073224, all found in the Official Public Records of Brazoria County, Texas.
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association. Martha's Vineyard Property Owners Association, Inc., Attn. LPI Property Management 1660 E. Winding Way, Friendswood, TX 77546. jcook@lpidev.net
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Martha's Vineyard Property Owners Association, Inc c/o LPI Property Management, LLC
Attn.:	Jordan Cook
Mailing Address:	1660 E. Winding Way, Friendswood, TX 77546
Telephone Number:	(281) 947-8675
Email Address:	<u>jcook@lpidev.net</u>
7. Website to access the association's dedicatory instruments:
www.lpipropertymanagement.com
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee - \$500.00

Statement of Account - \$200.00

Resale Certificate Fee - \$375.00

Resale Certificate Update Fee – No charge if updating within 30 days


Rush Fee - \$100.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

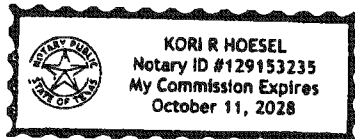
EXECUTED to be effective on the date this instrument is Recorded.

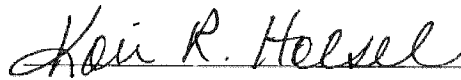
**MARTHA'S VINEYARD PROPERTY OWNERS
ASSOCIATION, INC.,** a Texas nonprofit corporation

By: 
Printed Name: Jordan Cook
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF Galveston §

This instrument was acknowledged before me this 31 day of October, 2024 by Jordan Cook Manager of Martha's Vineyard Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.




Notary Public Signature

AFTER RECORDING RETURN TO:

Frank O. Carroll III
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
focarroll@winstead.com

ATTACHMENT 1**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Bylaws of Martha's Vineyard Property Owners Association, Inc., recorded as Document No. 2018007379, Official Public Records of Brazoria County, Texas.
2. Martha's Vineyard Master Covenant, recorded as Document Nos. 2018007378 and 2018047055, Official Public Records of Brazoria County, Texas.
3. First Amendment to Martha's Vineyard Master Covenant, recorded as Document No. 2020000202, Official Public Records of Brazoria County, Texas.
4. Declaration of Covenants, Conditions and Restrictions Martha's Vineyard, Section 1, recorded as Document Nos. 2018007377 and 2018047065, Official Public Records of Brazoria County, Texas.
5. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Martha's Vineyard, Section 1, recorded as Document Nos. 2020000342 and 2024041530, Official Public Records of Brazoria County, Texas.
6. Declaration of Covenants, Conditions and Restrictions Martha's Vineyard, Section 2, recorded as Document No. 2022054127, Official Public Records of Brazoria County, Texas.
7. First Amendment to the Declaration of Covenants, Conditions and Restrictions of Martha's Vineyard, Section 2, recorded as Document No. 2022060742, Official Public Records of Brazoria County, Texas.
8. Declaration of Covenants, Conditions and Restrictions Martha's Vineyard, Section 3, recorded as Document No. 2020073225, Official Public Records of Brazoria County, Texas.
9. First Amendment to the Declaration of Covenants, Conditions and Restrictions of Martha's Vineyard, Section 3, recorded as Document No. 2021074979, Official Public Records of Brazoria County, Texas.
10. Document Production and Copying Policy, recorded as Document No. 2021033424, Official Public Records of Brazoria County, Texas.
11. Document Retention Policy, recorded as Document No. 2021033424, Official Public Records of Brazoria County, Texas.
12. Annexation of Martha's Vineyard Section 2 into the Jurisdiction of Martha's Vineyard Property Owners Association, Inc. and Notice of Application of Declaration of Covenants, Conditions, Restrictions and Easements for Martha's Vineyard, recorded as Document No. 2021074979, Official Public Records of Brazoria County, Texas.
13. Alternative Payment Schedule Policy, recorded as Document No. 2021074979, Official Public Records of Brazoria County, Texas.
14. Rental and Lease Policy, recorded as Document No. 2021074979, Official Public Records of Brazoria County, Texas.

15. Architectural Review Authority and Appeals Policy, recorded as Document No. 2021074979, Official Public Records of Brazoria County, Texas.
16. Bid Solicitation Policy, recorded as Document No. 2021074979, Official Public Records of Brazoria County, Texas.
17. Deed Restriction Violation Dispute Resolution Policy, recorded as Document No. 2021074979, Official Public Records of Brazoria County, Texas.
18. Architectural and Design Guidelines for Martha's Vineyard, recorded as Document No. 2021074979, Official Public Records of Brazoria County, Texas.
19. Martha's Vineyard Amended and Restated Assessment Collection Policy, recorded as Document No. 2024041542, Official Public Records of Brazoria County, Texas.

FILED and RECORDED

Instrument Number: 2024047556

Filing and Recording Date: 11/01/2024 12:33:48 PM Pages: 6 Recording Fee: \$41.00

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