

**MORGAN'S LANDING HOMEOWNERS' ASSOCIATION, INC
MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Morgan's Landing Homeowners 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 Subdivision: Morgan's Landing HOA

Name of the Association: Morgan's Landing Homeowners Association, Inc

Community	County	Document Type	Instrument No.	Date Recorded
Morgan's Landing Homeowners Associaiton, Inc	Brazoria	Management Certificate	2022062322	7-Nov-22
		Management Certificate	2022027407	5-May-22
		Policy Regarding Records Inspection & Production	2022011633	24-Feb-22
		ACC Denial and Appeal Hearing Policy	2022011041	22-Feb-22
		Architectural Review Authority Policy and Charter	2022011037	22-Feb-22
		Architectural Review Authority Policy and Charter	2022011031	22-Feb-22
		Large Contract Bid Solicitation Policy	2022011030	22-Feb-22
		Management Certificate	2022002393	12-Jan-22
		Management Certificate	2021065865	5-Oct-21
		Management Certificate	2005017257	31-Mar-05

Name and Mailing Address of the Association

Morgan's Landing Homeowners Association, Inc
c/o Houston Community Management
18333 Egret Bay Blvd
Houston, Texas 77058

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

Houston Community Management

18333 Egret Bay Blvd #305
Houston, TX 77058
832-864-1200
customerservice@houcomm.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: \$75.00
Resale Certificate: Starting \$370.00
Resale Certificate Update: Starting \$72.00
Legacy Account Closure Fee: \$220.00
Refinance Statement of Account: Starting \$75.00
Transfer Fee: None Noted
Working Capitalization Fees: None Noted
Expedite Fee for Resale Certificate prior to 10 business day deliver obligation: \$175.00 for 1 day
and \$125.00 for 3 day.

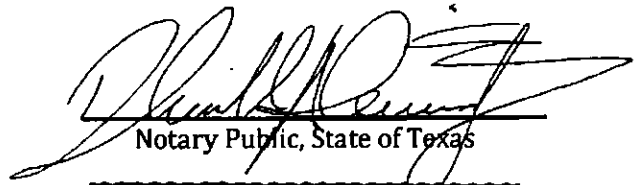
Executed on this the 17 day of April 2025.

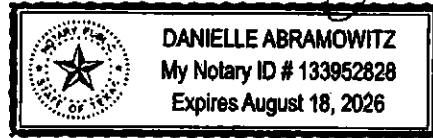
Morgan's Landing Homeowners
Association, Inc acting by and through
its managing agent, Houston
Community Management of Houston
Texas

Tracy Downs
Tracy Downs, Branch Vice President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 17 day of April, 2025 by
Tracy Down, Branch Vice President with Houston Community Management, the managing
agent for Morgan's Landing Homeowners Association, Inc, a Texas nonprofit corporation, on
behalf of such corporation.


Notary Public, State of Texas



When recorded return to:
Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058

FILED and RECORDED

Instrument Number: 2025023599

Filing and Recording Date: 05/21/2025 10:36:11 AM Pages: 4 Recording Fee: \$33.00

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-kara