

Management Certificate*In compliance with Tex. Prop. Code, Title 11 Section 209.004*

STATE OF TEXAS §
 §
 COUNTY OF BRAZORIA §

I, Tiffeny Garcia, am the Managing Agent of Rodeo Palms Community Association, Inc., the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Rodeo Palms
 Name of Association: Rodeo Palms Community Association, Inc.
 Website of Association: <https://rodeopalms.connectresident.com/>

The governing documents for the Association are as follows:

| NAME | FILING # | FILED |
|--|------------|----------|
| Map – Rodeo Palms Golf Club, Section 1 | 2001006306 | 02/16/01 |
| Map – Rodeo Palms Golf Club, Section 1 | 2001008186 | 02/28/01 |
| Map – Rodeo Palms, Section 1 | 2001046952 | 10/16/01 |
| Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms, Section 1 | 2001054213 | 11/30/01 |
| Residential Design Guidelines for New Construction | 2001054214 | 11/30/01 |
| 1 st Amendment to Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms, Section 1 | 2001056176 | 12/11/01 |
| Map – Rodeo Palms, Section 1-C | 2002001060 | 01/08/02 |
| Amendment to Residential Design Guidelines for New Construction | 2003024987 | 04/28/03 |
| 2 nd Amendment to Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms, Section 1 | 2003024988 | 04/28/03 |
| Assignment of Interest | 2003024989 | 04/28/03 |
| Map – Rodeo Palms, Palm Lakes | 2005006064 | 02/01/05 |
| Map – Rodeo Palms, The Colony, Section 1 | 2005006272 | 02/02/05 |
| Map – Rodeo Palms, Palm Court, Section 1 | 2005006287 | 02/02/05 |
| Map – Rodeo Palms, Palm Shore | 2005006892 | 02/04/05 |
| Map – Rodeo Palms, Palm Villas, Section 1 | 2005015181 | 03/21/05 |
| Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms, Palm Lakes | 2005016369 | 03/28/05 |
| Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms, The Colony, Section 1 | 2005018812 | 04/06/05 |
| Supp. Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms, Palm Shore, Section 1 | 2005029158 | 05/25/05 |
| Supp. Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms, Palm Villas, Section 1 | 2005029159 | 05/25/05 |
| Supp. Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms, Palm Court, Section 1 | 2005029425 | 05/26/05 |
| Map – Rodeo Palms, Recreation | 2005070876 | 12/15/05 |
| Map – Rodeo Palms, The Colony, Section 2 | 2007005574 | 01/29/07 |
| Supp. Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms, The Colony, Section 2 | 2007035674 | 06/25/07 |
| Supp. Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms, Royal Palms, Section 1 | 2007035675 | 06/25/07 |
| Resolution – Exterior Inspection | 2007055302 | 11/22/07 |
| Clarification of Covenants, Conditions, and Restrictions – Rodeo Palms, The Colony, Section 2 | 2008012356 | 03/07/08 |
| Resolution – Exterior Inspection | 2008025424 | 05/19/08 |

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| Map – Rodeo Palms, The Colony, Section 3 | 2011040051 | 09/29/11 |
| Map – Rodeo Palms, The Colony, Section 4 | 2012001143 | 01/10/12 |
| Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms, The Colony, Section 4 | 2012003596 | 01/27/12 |
| 2012 Collection Policy | 2012005532 | 02/09/12 |
| Record Retention Policy | 2012005533 | 02/09/12 |
| Payment Plan Policy | 2012005534 | 02/09/12 |
| Policy – Solar Panels, Roof Shingles, Flags, Religious Items, Rain Barrels | 2012005535 | 02/09/12 |
| Books and Records Production Policy | 2012005536 | 02/09/12 |
| 2013 Policy for Collection of Annual Assessments | 2013008856 | 02/25/13 |
| Map – Rodeo Palms, Palm Shore, Section 2 | 2013013168 | 03/21/13 |
| Supp. Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms, Palm Shore, Section 2 | 2013039130 | 08/08/13 |
| Assessment Collection Policy | 2014005511 | 02/13/14 |
| Bylaws | 2014005560 | 02/13/14 |
| Annexation of Rodeo Palms, The Colony, Section 5 | 2016004059 | 01/28/16 |
| Generator Installation and Use Policy | 2016011246 | 03/14/16 |
| Leasing and Tenancy Restrictions and Policies | 2016011248 | 03/14/16 |
| Pool Access and Use Policy | 2016011693 | 03/16/16 |
| Map – Rodeo Palms, Royal Palms, Section 2 | 2016019393 | 04/29/16 |
| Supp. Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms, Palm Court, Section 2 | 2016031896 | 07/06/16 |
| Map – Rodeo Palms, Palm Shore, Section 3 | 2016061371 | 12/15/16 |
| Annexation of Rodeo Palms, Palm Shore, Section 3 | 2016062357 | 12/21/16 |
| Map – Rodeo Palms, Royal Palms, Section 1 | 2007009492 | 02/16/17 |
| 2 nd Amendment to Residential Design Guidelines for New Construction | 2017008838 | 02/22/17 |
| Annexation of Rodeo Palms, Royal Palms, Section 2 | 2017021786 | 05/04/17 |
| Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms, The Lakes, Section 2 | 2020026977 | 05/26/20 |
| Map – Rodeo Palms, The Colony, Section 6 | 2021041869 | 06/25/21 |
| Supp. Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms, The Colony, Section 6 | 2021049179 | 07/27/21 |
| Supp. Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms, The Lakes, Section 3 | 2021063263 | 09/24/21 |
| Supplemental Deed Policy (Religious Items, Pool Enclosures, Security Measures) | 2021075838 | 11/16/21 |
| Annexation of Foxtail Palms into Rodeo Palms, Royal Palms, Section 1 | 2022030968 | 05/23/22 |
| Omnibus Amendment to Declaration of Covenants, Conditions, and Restrictions – Rodeo Palms | 2023028654 | 06/28/23 |
| Amendment to Bylaws | 2023050493 | 11/09/23 |
| Rules & Regulations - Subdivision Concordance v.1 | 2023056556 | 12/21/23 |

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Rodeo Palms Community Association, Inc.
c/o FirstService Residential
1330 Enclave Pkwy, Suite 425
Houston, TX 77077.

The name, mailing address, telephone number, and email address of the managing agent / designated representative:

Tiffany Garcia
1330 Enclave Pkwy, Suite 425
Houston, TX 77077
1-877-253-9689
houston@fsrsresidential.com

Legal Counsel for the Association is as follows:

LAMBRIGHT ★ MCKEE
940 Corbindale Rd.
Houston, Texas 77024
Telephone (713) 840-1515
Facsimile (713) 840-1521

Date: Jan 31 2024
By: [Signature]
Tiffany Garcia, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the 31 day of January, 2024,
by Tiffany Garcia, Managing Agent, on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

EXHIBIT "A"**FEES CHARGED BY THE ASSOCIATION RELATING
TO A PROPERTY TRANSFER IN THE SUBDIVISION**

| <u>DESCRIPTION</u> | <u>AMOUNT</u> |
|---|---|
| Capitalization Fee (Gated Section) | 100% of current Assessment amount |
| Capitalization Fee (Non-Gated Sections) | 50% of current Assessment amount Builder to Owner Only |
| Resale Certificate Fee | \$375.00 |
| Resale Certificate Update | \$75.00 |
| Refinance Fee | \$100.00 |
| Transfer Fee | \$340.00 |
| Welcome Packet Fee | \$26.50 |

FILED and RECORDED

Instrument Number: 2024004281

Filing and Recording Date: 01/31/2024 04:37:36 PM Pages: 5 Recording Fee: \$37.00

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-rachael