

PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
PROPERTY OWNERS ASSOCIATION OF FALCON RIDGE

State of Texas            }  
                                  }  
County of Galveston    }        KNOW ALL MEN BY THESE PRESENTS:

**Name of Subdivision:** FALCON RIDGE, SECTION TWO (2)

**Name of Association:** PROPERTY OWNERS ASSOCIATION OF FALCON RIDGE

**Recording Data for Subdivision:**

Falcon Ridge, Section Two (2), a subdivision in Galveston County, Texas, according to the Map or Plat thereof recorded in Volume 18, Page 270 of the Map Records of Galveston County, Texas.

**Recording Data for Declaration:**

Declaration of Covenants, Conditions and Restrictions for Falcon Ridge, Section Two, dated January 11, 1991, and recorded at Film Code No. 007-36-2013, et seq., at Real Property Records of Galveston County, Texas;

Addendum to Declaration of Covenants, Conditions and Restrictions for Falcon Ridge, Section Two, recorded at Film Code No. 007-89-2114, et seq., at Real Property Records of Galveston County, Texas;

First Amendment to Declaration of Covenants, Conditions and Restrictions for Falcon Ridge, Section Two, recorded March 25, 1992, at Film Code No. 008-08-0546, et seq., at Real Property Records of Galveston County, Texas;

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Falcon Ridge, Section Two, recorded August 26, 1992, at Film Code No. 008-38-2374, et seq., at Real Property Records of Galveston County, Texas;

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Falcon Ridge, Section Two, dated November 22, 1993, and recorded under Clerk's Document Number 9349995 at Film Code No. 009-34-1648, et seq., at Real Property Records of Galveston County, Texas;

Landscaping Clarifications ARC Section 19 with re-recorded 1993 Amended and Restated Declaration of Covenants, Conditions and Restrictions for Falcon Ridge, Section Two, recorded under Clerk's Document Number 2005080390 at Real Property Records of Galveston County, Texas;

Supplement to Dedicatory Instruments for Property Owners Association of Falcon Ridge, entitled "Resolution Regarding Adoption of Statutory Policies" (nine policies and guidelines) and "Architectural Review Committee Guidelines", dated December 22, 2011, and recorded under Clerk's Document Number 2011065075 at Real Property Records of Galveston County.

**Mailing Address of Association:** P. O. Box 1594, Friendswood, TX, 77549

**Representative** – Association is self-managed. Designated Representative: Robert Armstrong, President, 1208 Red Wing Drive, Friendswood, TX 77546; Phone: 409-270-1076; Email: boardmembers@falconridge2.org

**Fees:** Fee for Certified Statement of Account (Transfer Fee) is \$100.00; Fee for Refinance Statement of Account is \$50.00; Resale Certificate Fee is \$250.00.


This organization may also be reached via Treece Law Firm, P.C., 1020 Bay Area Boulevard, Suite 200, Houston, Texas 77058, Phone: 281-667-3100; Michael J. Treece, Esq. mike@treecelaw.com.

**Note:** This Management Certificate does not list all dedicatory instruments and/or governing documents of the Association, and is not to be relied on as an exhaustive list. This Management Certificate is filed/recorded in compliance with the mandate of, and to meet the requirements of, Section 209.004 of the Texas Property Code.

The Association's Dedicatory Instruments are available to members for viewing online at: www.falconridge2.org

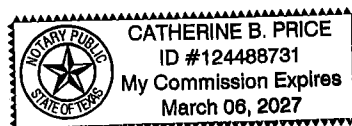
EXECUTED this 15 day of August, 2024.

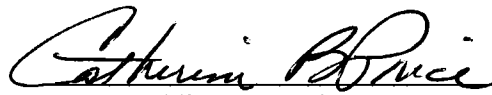
Property Owners Association of Falcon Ridge

By:   
Robert Armstrong, President

STATE OF TEXAS                    }  
   }  
COUNTY OF GALVESTON        }

The foregoing instrument was acknowledged before me by the said Robert Armstrong, in his official capacity as President of Property Owners Association of Falcon Ridge, on this 15<sup>th</sup> day of August, 2024, on behalf of said Association.



  
Notary Public - State of Texas

Prepared by:  
Treece Law Firm, P.C.  
1020 Bay Area Blvd., Suite 200  
Houston, Texas 77058

## FILED AND RECORDED

Instrument Number: 2024036931

Recording Fee: 29.00

Number Of Pages: 3

Filing and Recording Date: 08/15/2024 3:41PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with the first and last names being more prominent.

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*