

**PEARLAND STONEBRIDGE HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Pearland Stonebridge 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 the Subdivision:** Pearland Stonebridge, Section One (1);  
Pearland Stonebridge, Section Two (2).

**Name of the Association:** Pearland Stonebridge Homeowners Association, Inc.

**Recording Data for Association:**

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

- (a) Pearland 123, Section One (1), recorded under Document No. 2005048070, along with any supplements or replats thereof;
- (b) Stonebridge, Section Two (2), recorded under Document No. 2008021228, 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) Subdivision Restrictive Covenants of Pearland Stonebridge, Section One (1), recorded under Brazoria County Clerk's Document No. 2006021429, along with any amendments or supplements thereto;
- (b) Subdivision Restrictive Covenants of Pearland Stonebridge, Section Two (2), recorded under Brazoria County Clerk's Document No. 2008022569, along with any amendments or supplements thereto;
- (c) First Amendment to the ByLaws of Pearland Stonebridge Homeowners Association, Inc., under Clerk's Document No. 2008039328;
- (d) Pearland Stonebridge Homeowners Association, Inc. Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's Document No. 2011053250;
- (e) Pearland Stonebridge Homeowners Association, Inc. Records Retention Policy, under Clerk's Document No. 2011053251;
- (f) Pearland Stonebridge Homeowners Association, Inc. Payment Plan Policy, under Clerk's Document No. 2011053252;
- (g) Pearland Stonebridge Homeowners Association, Inc. Books and Records Production Policy, under Clerk's Document No. 2011053253;
- (h) Pearland Stonebridge Homeowners Association, Inc. Regulation of Swimming Pools and Spas Installation, under Clerk's Document No. 2012057655;
- (i) Pearland Stonebridge Homeowners Association, Inc. Resolution Concerning the Association Collection Policy, under Clerk's Document No. 2017025857;
- (j) Pearland Stonebridge Homeowners Association, Inc. Resolution Concerning the Issuance of Notices to Deed Restriction and or ACC Violations, under Clerk's Document NO. 2017025857;
- (k) Pearland Stonebridge Homeowners Association, Inc. Rules and Regulations and Architectural Control Guidelines, under Clerk's Document No. 2017047907.

**Name and Mailing Address for Association**

Pearland Stonebridge Homeowners 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](mailto:webmaster@pmghouston.com)

**Website Address of the Association**

[www.townsq.io](http://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

Executed on this the 7<sup>th</sup> day of January, 2022

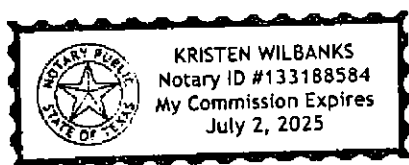
Pearland Stonebridge Homeowners Association, Inc., acting by  
and through its managing agent, Principal Management Group of  
Houston

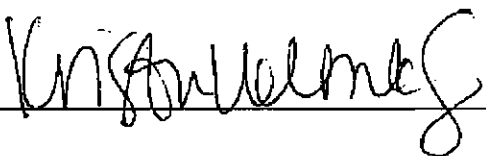


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Surina Wright Vice President

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 Pearland Stonebridge Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



  
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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: 2022003910

Filing and Recording Date: 01/20/2022 01:40:24 PM Pages: 4 Recording Fee: \$34.00

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".

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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