

**THE STATE OF TEXAS   §  
                                     §  
COUNTY OF BRAZORIA §**

**SOUTHERN TRAILS RESIDENTIAL ASSOCIATION  
PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
As Required By Section 209.004, Texas Property Code**

**NOTICE IS HEREBY GIVEN** that the below property is controlled by a mandatory homeowners association.

- 1. SUBDIVISION INFORMATION:** Southern Trails Residential Association is a phased addition to the City of Pearland, Brazoria County, Texas,
  - The plat of Phase 1, Section 1, was recorded on July 27, 2005, as Document No. 2005042703, Plat Records, Brazoria County, Texas
  - The plat of Phase 1, Section 2, was recorded on July 27, 2005, as Document No. 2005042710, Plat Records, Brazoria County, Texas
  - The plat of Phase 1, Section 3, was recorded on July 27, 2005, as Document No. 2005042725 Plat Records, Brazoria County, Texas
  - The plat of Phase I, Section 4, was recorded on July 27, 2005, as Document No. 2005042729 Plat Records, Brazoria County, Texas
  - The plat of Phase 1, Section 5, was recorded on December 19, 2005, as Document No. 2005071323 Plat Records, Brazoria County, Texas
  - The plat of Phase I, Section 6, was recorded on January 9, 2008, as Document No. 2008001371 Plat Records, Brazoria County, Texas
  - The plat of Phase 1, Section 7, was recorded on June 25, 2007, as Document No. 2007035728, Plat Records, Brazoria County, Texas
  - The plat of Phase 1, Section 8, as Document No. 2007035733, Plat Records, Brazoria County, Texas
  - The plat of Phase 1, Section 9A, was recorded on April 23, 2008, as Document No. 2008020442, Plat Records, Brazoria County, Texas
  - The plat of Southern Trails, Section 98, as Document 2013002285, Plat Records, Brazoria County, Texas
  - The plat of Phase I, Section 10, was recorded on July 2, 2009, as Document No. 2009028804, Plat Records, Brazoria County, Texas
  - The amending plat No of Phase 1, Section, was recorded on June 1, 2013, as Document No. 2013005284, Plat Records Brazoria County, Texas
  - The plat of Phase 1, Section 11, as Document No. 2011051468; Plat Records, Brazoria County, Texas
  - The plat of Phase I, Section 12, was recorded on November 20, 2012, as Document No. 2012053053, Plat Records, Brazoria County, Texas
  - The plat of Phase I, Section 13, was recorded on December 11, 2013, as Document No. 2013059160, Plat Records, Brazoria County, Texas
  - The plat of Phase I, Section 14, was recorded on June 5, 2013, as Document No.

2013026751, Plat Records, Brazoria County, Texas

- The plat of Phase I, Section 15, was recorded on July 15, 2014, as Document No. 2014029305, Plat Records, Brazoria County, Texas
- The plat of Phase I, Section 16, was recorded on July 23, 2014, as Document No. 2014030726, Plat Record Brazoria County, Texas.
- The plat of Phase, Section 17, was recorded on February 17, 2015, as Document No. 2015006631, Plat Records, Brazoria County, Texas.
- The plat of Section 18 was recorded on January 26, 2015, as Document No. 2015003382, Plat Records, Brazoria County, Texas.
- The plat of Southern Trails West, Section 1, was recorded on July 12, 2006, as Document No. 2006041142, Plat Records, Brazoria County, Texas.
- The partial replat of Southern Trails West, Section 1, was recorded on November 29, 2006, as Document No. 2006069858, Plat Records, Brazoria County, Texas.
- The plat of Southern Trails West, Section 2, was recorded on November 3, 2008, as Document No. 200805223 1, Plat Records, Brazoria County, Texas.
- The plat of Southern Trails West, Section 3 was recorded on May 23, 2001, as Document No. 2011020734, Plat Records, Brazoria County, Texas.

**2. DECLARATION INFORMATION:** Lots in Southern Trails are subject to the Declaration of Covenants, Conditions & Restrictions for Southern Trails, recorded on August 23, 2005, as Document No. 2005049027, Real Property Records, Brazoria County, Texas, as it may be amended from time to time.

- First Supplemental to the Declaration of Covenants, Conditions & Restrictions for Southern Trails, (Section 2, 3 & 4) recorded August 23, 2005. in Document No. 2005049028; and
- Second Supplemental of the Covenants, Conditions & Restrictions for Southern Trails, recorded February 21, 2006, in Document No. 2006009972; and
- Third Supplemental of the Covenants, Conditions & Restrictions for Southern Trails, recorded June 1, 2009, in Document No. 200902334 1; and
- Fourth Supplemental of the Covenants, Conditions Restrictions for Southern Trails, recorded on July 31, 2009, in Document No. 4349766; and
- First Amendment to Second Supplemental Declaration of Covenants, Conditions and Restrictions for Southern Trails, Pearland, Texas, recorded April 4, 2012, Document No. 2012014110; and
- Fifth Supplemental to the Declaration of Covenants, Conditions and Restrictions for Southern Trails, Section 11, recorded on December 22, 2011, in Document No. 2011052323; and
- Sixth Supplemental Declaration of Covenants, Conditions, and Restrictions recorded November 21, 2012, in Document No. 2012053176; and
- Seventh Supplemental Declaration of Covenants, Conditions and Restrictions, Section 9B, recorded February 19, 2013, Document No. 2013007986; and
- Ninth Supplemental Declaration of Covenants, Conditions and Restrictions for Southern Trails, Section 13, recorded December 12, 2013, as Document No. 2013059363; and
- Tenth Supplemental Declaration of Covenants, Conditions and Restrictions, Section 15

- & 16 filed October 1, 2014, Document No. 2014042663; and
- Eleventh Supplemental Declaration of Covenants, Conditions and Restrictions for Southern Trails, Section 17, recorded June 2, 2015, in Document No. 2015024317.

**3. NAME OF PROPERTY OWNERS ASSOCIATION:** Southern Trails Residential Association

**4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

c/o Texas Star Community Management,  
LLC  
6401 S. Custer Road, Suite 2020  
McKinney, TX 75070

Phone: (469) 899-1000  
Fax: (469) 533-8836  
Website: [www.townsq.io](http://www.townsq.io)  
Resales Certificates: [www.homewisedocs.com](http://www.homewisedocs.com)  
Email: [manager@tscmanagement.com](mailto:manager@tscmanagement.com)


**5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

<b>Resale Certificate</b>	<b>\$375.00</b>
<b>Statement of Account</b>	<b>\$75.00</b>
<b>Update Fee</b>	<b>\$75.00</b>
<b>Transfer Fee</b>	<b>\$200.00</b>
<b>Lender Questionnaire</b>	<b>Up to \$200.00</b>
<b>Working Capital Contribution</b>	<b>\$495.75</b>

**DATED:** March 2, 2024

**SOUTHERN TRAILS RESIDENTIAL ASSOCIATION**  
**a Texas property owners association**

**By: TEXAS STAR COMMUNITY MANAGEMENT, LLC**  
**a Texas corporation, its managing agent**

By:   
Susan Garrett, Vice President of Client Relations

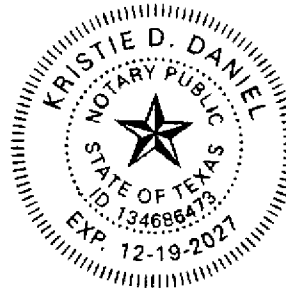
**ACKNOWLEDGEMENT**

**THE STATE OF TEXAS   §  
                                     §  
COUNTY OF COLLIN   §**

**BEFORE ME**, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and, in the capacity therein stated.

**SUBSCRIBED AND SWORN TO BEFORE ME**, on this the 5th day of March, 2024.

Kristie D. Daniel  
**NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS**



**AFTER RECORDING PLEASE RETURN TO:**

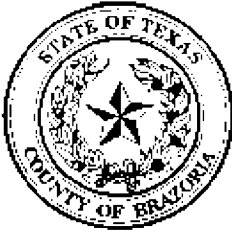
Texas Star Community Management, LLC  
6401 S. Custer Road, Suite 2020  
McKinney, TX 75070

## FILED and RECORDED

Instrument Number: 2024010044

Filing and Recording Date: 03/11/2024 08:44:20 AM Pages: 5 Recording Fee: \$42.00

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-kara