

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for

Southwyck, Section IV Homeowners' Association, Inc.
(Pursuant to TEXAS PROPERTY CODE Section 209.004)

1. Name of Subdivision: Southwyck, Section Four
Southwyck, Section Seven
Southwyck, Section Eight
Southwyck, Section Eight Phases One, Two and Three
Southwyck, Section Nine
Southwyck, Section Nine Phases One and Two

2. Name of Association: Southwyck, Section IV Homeowners' Association, Inc.

3. Recording Data for the Subdivision:

Final Plat Southwyck, Section Four, according to the map or plat thereof filed in Volume 17, Page 187 and 188, in the Map Records of Brazoria County, Texas.

Replat of Southwyck, Section Four, according to the map or plat thereof filed in Volume 17, Page 345, in the Map Records of Brazoria County, Texas.

Final Plat Southwyck, Section Seven, according to the map or plat thereof filed in Volume 17, Page 299 and 300, in the Map Records of Brazoria County, Texas.

Replat of Southwyck, Section Seven, according to the map or plat thereof filed in Volume 17, Page 349, in the Map Records of Brazoria County, Texas.

Final Plat Southwyck, Section Eight, according to the map or plat thereof filed in Volume 18, Page 99 and 102, in the Map Records of Brazoria County, Texas.

Southwyck, Section Eight, Phase One, according to the map or plat thereof filed in Volume 19, Page 341, in the Map Records of Brazoria County, Texas.

Southwyck, Section Eight, Phase Two, according to the map or plat thereof filed in Volume 19, Page 515, in the Map Records of Brazoria County, Texas.

Southwyck, Section Eight, Phase Three, according to the map or plat thereof filed in Volume 19, Page 781, in the Map Records of Brazoria County, Texas.

Southwyck, Section Nine, described in metes and bounds in that certain Declaration of Covenants, Conditions and Restrictions for Southwyck, Section 9, recorded under Clerk's File No. 96-017911 in the real property records of Brazoria County, Texas.

Southwyck, Section Nine, Phase One, according to the map or plat thereof filed in Volume 19, Page 507, in the Map Records of Brazoria County, Texas.

Southwyck, Section Nine, Phase Two, according to the map or plat thereof filed in Volume 19, Page 691, in the Map Records of Brazoria County, Texas.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions and Restrictions, Southwyck, Section IV, recorded under Clerk's File No. 27027 in the real property records of Brazoria County, Texas. (For Section Four)

First Amendment to Declaration of Covenants, Conditions and Restrictions, filed under Clerk's File No. 23550 in the real property records of Brazoria County, Texas. (For Section Four)

Second Amendment to Declaration of Covenants, Conditions and Restrictions, filed under Clerk's File No. 1057 in the real property records of Brazoria County, Texas. (For Section Four)

Declaration of Covenants, Conditions and Restrictions, Southwyck, Section VII, recorded under Clerk's File No. 11014 in the real property records of Brazoria County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions, Southwyck, Section VII filed under Clerk's File No. 21305 in the real property records of Brazoria County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions, Southwyck, Section VII filed under Clerk's File No. 1059 in the real property records of Brazoria County, Texas.

Declaration of Covenants, Conditions and Restrictions, Southwyck, Section VIII, recorded under Clerk's File No. 25106 in the real property records of Brazoria County, Texas.

Declaration of Covenants, Conditions and Restrictions for Southwyck, Section Nine (9), recorded under Clerk's File No. 96-017911 in the real property records of Brazoria County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions, Southwyck, Section Nine (9) filed under Clerk's File No. 02-016682 in the real property records of Brazoria County, Texas.

Annexation Agreement, Southwyck Community Association, Inc, Southwyck, Section VIII, recorded under Clerk's File No. 25310 in the real property records of Brazoria County, Texas.

Annexation Agreement for Southwyck Section Nine (9), recorded under Clerk's File No. 96-017912 in the real property records of Brazoria County, Texas.

Annexation Agreement for Southwyck Section Nine (9), Phase Two (2), recorded under Clerk's File No. 97-032579 in the real property records of Brazoria County, Texas.

5. Name and Mailing Address of the Association:

Southwyck, Section IV Homeowners' Association, Inc.
c/o Inframark
2002 West Grand Parkway North, Suite 100
Katy, TX 77449

6. The name, mailing address, telephone number and email address of the person managing the Association or the Association's designated representative:

Inframark IMS
2002 West Grand Parkway North, Suite 100
Katy, TX 77449
Phone: 281-870-0585
Email: customercare@inframark.com

7. The website address where homeowners may access the Association's dedicatory instruments:

southwyck4.nabnetwork.com

8. The amount and description of a fee or fees charged by the Association* relating to a property transfer in the subdivision:**

Transfer Fee - \$200.00
Resale Certificate - \$225.000
Rush Resale Certificate - \$265.00
Refinance Fee - \$75.00
Resale Certificate Updates - \$75.00

*** The fees charged by the Association relating to a property transfer are handled through Southwyck Community Association:

Southwyck Community Association
c/o Community Managment Solutions
2615 Bay Area Blvd.
Houston, TX 77058
Telephone: 281-80-2563
Email: Kathy@CMSIsolutions.com

Date: 10-18-21

SOUTHWYCK, SECTION IV HOMEOWNERS'
ASSOCIATION, INC.

Jennifer Lindsay

Jennifer Lindsay, Managing Agent

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on Oct. 18, 2021 by
Jennifer Lindsay, Managing Agent for Southwyck, Section IV Homeowners' Association,
Inc, a Texas nonprofit corporation, on behalf of said corporation.

Sharon Ann Griffith
NOTARY PUBLIC, STATE OF TEXAS

7202.006

Return to:



Inframark
2002 West Grand Parkway North
Katy, TX 77449

FILED and RECORDED

Instrument Number: 2021069286

Filing and Recording Date: 10/19/2021 04:42:59 PM Pages: 5 Recording Fee: \$38.00

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, which appears 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-regina