

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**MANAGEMENT CERTIFICATE OF
THE VILLAGES @ MARY'S CREEK PROPERTY OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

Pursuant to Tex. Prop. Code chs. 202 and 209, the undersigned officer of The Villages @ Mary's Creek Property Owners Association, Inc., the property owner's association for The Villages at Mary's Creek, a residential subdivision in Pearland, Brazoria County, Texas, (the "Subdivision") submits this Management Certificate of The Villages @ Mary's Creek Property Owners Association, Inc.

1. The name of the Subdivision is The Villages at Mary's Creek.
2. The name of the association for the Subdivision is The Villages @ Mary's Creek Property Owners Association, Inc. ("Association").
3. The plats for the Subdivision are recorded in the Real Property Records of Brazoria County, Texas, as follows:

A Final Plat of The Villages at Mary's Creek, Section One, a subdivision of 41.1803 Acres Located in the Warren D. C. Hall League Abstract In the City of Pearland, Brazoria County, Texas, according to the map or plat thereof recorded under Instrument No. 02 046696, at Volume 23, Pages 93-96, of the Plat Records of Brazoria County, Texas;

A Final Plat of The Villages at Mary's Creek, Section Two, Phase One a subdivision of 25.187 Acres Located in the Warren D. C. Hall League Abstract In the City of Pearland, Brazoria County, Texas, according to the map or plat thereof recorded under Instrument No. 02 062672, at Volume 23, Pages 145-148, of the Plat Records of Brazoria County, Texas;

Plat of The Villages at Mary's Creek, Section Two, Phase Two, a subdivision of 27.9431 Acres Located in the Warren D. C. Hall League Abstract In the City of Pearland, Brazoria County, Texas, according to the map or plat thereof recorded under Instrument No. 2004073075, at Volume 24, Pages 304-305, of the Plat Records of Brazoria County, Texas;

Final Plat of The Villages at Mary's Creek, Section Two, Phase Two, a subdivision of 27.9431 Acres Located in the Warren D. C. Hall League Abstract In the City of Pearland, Brazoria County, Texas, according to the map or plat thereof recorded under Instrument No. 2004073075, at Volume 24, Pages 304-305, of the Plat Records of Brazoria County, Texas.

A Final Plat of The Villages at Mary's Creek, Section One, Phase 2, a subdivision of 30.0979 Acres Located in the Warren D. C. Hall League Abstract In the City of Pearland, Brazoria County, Texas, according to the map or plat thereof recorded under Instrument No. 2005035759;

4. The Declaration for the Subdivision has been recorded in the Real Property Records of Brazoria County, Texas, under County Clerk's Instrument No. 03 024325. The First Amendment to the Declaration of Covenants, Conditions and Restrictions for The Villages @ Mary's Creek, Section 1, Phase 1, and Section 2, Phase 1 for the Subdivision has been recorded in the Real Property Records of Brazoria County, Texas, under County Clerk's Instrument No. 2005050085. The foregoing are collectively referred to as "Declaration".

5. The contact information of the Association, and that of the person managing the Association, is c/o LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217, attn: Jordan Cook; jcook@lpidev.net; (281) 947-8675. Owners of a Lot can access the Association's governing documents online at lpipropertymanagement.com. The current transfer fee for the transfer of any Lot in the Association is \$200.00.

6. True and correct copies of the Certificate of Incorporation, Articles of Incorporation, and Bylaws of the Association have been recorded in the Real Property Records of Brazoria County, Texas under Instrument No. 2011053198. First Amendment to By-Laws of the Association have been recorded in the Real Property Records of Brazoria County, Texas under County Clerk's Instrument No. 2011049129.

7. Those certain Warranty Deeds conveying common areas to the Association have been recorded in the Real Property Records of Brazoria County under County Clerk's Instrument No. 2007064986, 2007064987, 2007064988, and 2007064989.

8. A true and correct copy of the current Security System Access Policy is recorded in the Real Property Records of Brazoria County, Texas, under County Clerk's Instrument No. 2017026624.

9. That certain Policy Regarding Alternative Payment Schedules, and that certain Policy Regarding Records Retention, Inspection and Production recorded in the Real Property Records of Brazoria County, Texas, Under County Clerk's Instrument No. 2011043320 are hereby revoked. True and correct copies of the current Alternative Payment Schedule Policy, Document Retention Policy, Document Production and Copying Policy, Delinquency Collection Policy, and Collection Referral Policy are attached to that certain Management Certificate recorded under Brazoria County Clerk's Instrument No. 2017042535.

10. A true and correct copy of the Community Fence Maintenance Policy is attached to that certain Management Certificate recorded at Brazoria County Clerk's Instrument No. 2019058207.

11. That certain Delinquency Collection Policy and Alternative Payment Schedule attached to that certain Management Certificate recorded at Brazoria County Clerk's Instrument No. 2020020144 are hereby revoked. A true and correct copy of the current Parking Policy is attached hereto to that certain Management Certificate recorded at Brazoria County Clerk's Instrument No. 2021005903.

12. True and correct copies of the current Delinquency Collection Policy, Alternative Payment Schedule Policy, Collection Referral Policy, Rental and Lease Policy, Architectural Review Authority and Appeals Policy, Bid Solicitation Policy, and Deed Restriction Violation Dispute Policy are attached hereto.

Signed this 22nd day of September, 2021

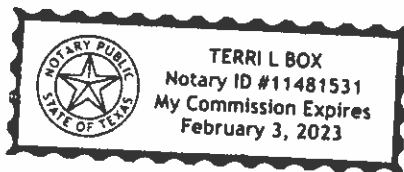
THE VILLAGES @ MARY'S CREEK PROPERTY
OWNERS ASSOCIATION, INC.

By: [Signature]
Name: Brittany Blackston
Title: Director

STATE OF TEXAS

COUNTY OF BRAZORIA

This instrument was acknowledged before me on the 22nd day of September, 2021 by Brittany Blackston, Director of The Villages @ Mary's Creek Property Owners Association, Inc., a Texas not for profit corporation, on behalf of said not for profit corporation



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

AFTER RECORDING RETURN TO:
Carl Jay Quezada
Quezada Law Firm, P.C.
106 E. Willowick
Friendswood, Texas 77546

