

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

AUTUMN CREEK COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Pursuant to Tex. Prop. Code chs. 202 and 209, including Tex. Prop. Code sec. 209.004(a-1), the undersigned officer of Autumn Creek Community Association, Inc., the property owners' association for Autumn Creek, a residential subdivision in Friendswood, Harris County, Texas, (the "Subdivision") submits this Management Certificate of Autumn Creek Community Association, Inc.

1. The name of the Subdivision is Autumn Creek.
2. The name of the property owners association for the Subdivision is Autumn Creek Community Association, Inc., ("Association"). The Association is incorporated as a not for profit corporation under the laws of the state of Texas and assigned Secretary of State File No. 150082501.
3. The plats for the Subdivision are recorded in the Real Property Records of Harris County, Texas, as follows:

The Plat of Autumn Creek, Section One, recorded at Harris County Clerk's File No. T594464, Film Code No. 416089, in the Map Records of the County Clerk of Harris County, Texas ("Autumn Creek, Section One");

The Plat of Autumn Creek, Section Two, recorded at Harris County Clerk's File No. U108964, Film Code No. 431085, in the Map Records of the County Clerk of Harris County, Texas ("Autumn Creek, Section Two");

The Plat of Autumn Creek, Section Three, recorded at Harris County Clerk's File No. U390149, Film Code No. 444034, in the Map Records of the County Clerk of Harris County, Texas ("Autumn Creek, Section Three").

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The Plat of Autumn Creek, Section Four, recorded at Harris County Clerk's File No. V538780, Film Code No.502042, in the Map Records of the County Clerk of Harris County, Texas ("Autumn Creek, Section Four").

The Plat of Autumn Creek, Section Five, recorded at Harris County Clerk's File No. U842053, Film Code 466144, in the Map Records of the County Clerk of Harris County, Texas ("Autumn Creek, Section Five").

The Plat of Autumn Creek, Section Six, recorded at Harris County Clerk's File No.U511287, Film Code 449051, in the Map Records of the County Clerk of Harris County, Texas; the Amended Final Plat of Autumn Creek, Section Six, recorded at Harris County Clerk's File No.U658436, Film Code 457086, in the Map Records of the County Clerk of Harris County, Texas; the Second Amended Final Plat of Autumn Creek, Section Six, recorded at Harris County Clerk's File No.V716493, Film Code 510119, in the Map Records of the County Clerk of Harris County, Texas as ratified by that certain Ratification of Plat recorded at Harris County Clerk's File No. V786709, Film Code 551-79-2256 (collectively "Autumn Creek, Section Six").

The Plat of Autumn Creek, Section Seven, recorded at Harris County Clerk's File No. V434034, Film Code 497010, in the Map Records of the County Clerk of Harris County, Texas ("Autumn Creek, Section Seven").

The Plat of Autumn Creek, Section Eight, recorded at Harris County Clerk's File No.V488609, Film Code 499098, in the Map Records of the County Clerk of Harris County, Texas ("Autumn Creek, Section Eight").

The Plat of Autumn Creek, Section Nine, recorded at Harris County Clerk's File No. V434081, Film Code 497014, in the Map Records of the County Clerk of Harris County, Texas ("Autumn Creek, Section Nine").

The Plat of Autumn Creek, Commercial Tract "One", recorded at Harris County Clerk's File No.T397103, Film Code 410062, in the Map Records of the County Clerk of Harris County, Texas; the Amending Plat of Autumn Creek, Commercial Tract "One", recorded at Harris County Clerk's File No.T903058, Film Code 242011, in the Map Records of the County Clerk of Harris County, Texas; the Plat of Autumn Creek, Commercial Tract "One" Reserve "B" & "D" Replat, recorded at Harris County Clerk's File No.U214759, Film Code 436089, in the Map Records of the County Clerk of Harris County, Texas; the Plat of Autumn Creek, Commercial Tract "One" Reserve "D3" Replat, recorded at Harris County Clerk's File No.V716494, Film Code 510123, in the Map Records of the County Clerk of Harris County, Texas; the Autumn Creek, Commercial Tract "One"Amending Plat, recorded at Harris County Clerk's File No.20090476254, Film Code 632103, in the Map Records of the County

Clerk of Harris County, Texas (collectively “Autumn Creek, Commercial Tract ‘One’”)

The Final Plat of Autumn Creek, Commercial Tract “Two”, recorded at Harris County Clerk’s File No. T397104, Film Code 410065, in the Map Records of the County Clerk of Harris County, Texas. (“Autumn Creek, Commercial Tract ‘Two’”)

The Final Plat of Autumn Creek, Multi-Family Tract “One”, recorded at Harris County Clerk’s File No. T441346, Film Code 411083, in the Map Records of the County Clerk of Harris County, Texas

4. The Subdivision presently consists of Autumn Creek, Section One, Autumn Creek, Section Two, Autumn Creek, Section Three, Autumn Creek, Section Four, Autumn Creek, Section Five, Autumn Creek, Section Six, Autumn Creek, Section Seven, Autumn Creek, Section Eight, Autumn Creek, Section Nine, Autumn Creek, Commercial Tract “One”, Autumn Creek, Commercial Tract “Two, and Autumn Creek, Multi-Family Tract “One”.

5. The annexations for the Subdivision are recorded in the Real Property Records of Harris County, Texas, as follows:

Autumn Creek, Section Two was added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Covenants, Conditions, and Restrictions for Autumn Creek, by that certain Declaration of Covenants, Conditions, and Restrictions Annexation of Autumn Creek Section Two filed of record in the Real Property Records of Harris County, Texas, under Harris County Clerk’s File No. U116895, Film Code No. 529-54-0253 (“Annexation, Autumn Creek, Section Two”).

Autumn Creek, Section Three was added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Covenants, Conditions, and Restrictions for Autumn Creek, by that certain Declaration of Covenants, Conditions, and Restrictions Annexation of Autumn Creek Section Three filed of record in the Real Property Records of Harris County, Texas, under Harris County Clerk’s File No. U394367, Film Code No. 532-34-3703 (“Annexation, Autumn Creek, Section Three”).

Autumn Creek, Section Four was added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Covenants, Conditions, and Restrictions for Autumn Creek, by that certain Declaration of Covenants, Conditions, and Restrictions Annexation of Autumn Creek Section Four filed of record in the Real Property Records of Harris County, Texas, under Harris County Clerk’s File No. V554353, Film Code No. 548-10-2132 (“Annexation, Autumn Creek, Section Four”).

Autumn Creek, Section Five was added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Covenants, Conditions, and Restrictions for Autumn Creek, by that certain Declaration of Covenants, Conditions, and

Restrictions Annexation of Autumn Creek Section Five filed of record in the Real Property Records of Harris County, Texas, under Harris County Clerk's File No. U842054, Film Code No. 536-90-2161 ("Annexation, Autumn Creek, Section Five").

Autumn Creek, Section Six was added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Covenants, Conditions, and Restrictions for Autumn Creek, by that certain Declaration of Covenants, Conditions, and Restrictions Annexation of Autumn Creek Section Six filed of record in the Real Property Records of Harris County, Texas, under Harris County Clerk's File No. U511288, Film Code No. 533-51-3115 ("Annexation, Autumn Creek, Section Six").

Autumn Creek, Section Seven was added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Covenants, Conditions, and Restrictions for Autumn Creek, by that certain Declaration of Covenants, Conditions, and Restrictions Annexation of Autumn Creek Section Seven filed of record in the Real Property Records of Harris County, Texas, under Harris County Clerk's File No. V434035, Film Code No. 546-06-1259 ("Annexation, Autumn Creek, Section Seven").

Autumn Creek, Section Eight was added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Covenants, Conditions, and Restrictions for Autumn Creek, by that certain Declaration of Covenants, Conditions, and Restrictions Annexation of Autumn Creek Section Eight filed of record in the Real Property Records of Harris County, Texas, under Harris County Clerk's File No. V488610, Film Code No. 547-02-1014 ("Annexation, Autumn Creek, Section Eight").

Autumn Creek, Section Nine was added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Covenants, Conditions, and Restrictions for Autumn Creek, by that certain Declaration of Covenants, Conditions, and Restrictions Annexation of Autumn Creek Section Nine filed of record in the Real Property Records of Harris County, Texas, under Harris County Clerk's File No. U750664, Film Code No. 535-95-0879, ("Annexation, Autumn Creek, Section Nine") as amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions Annexation of Autumn Creek Section Nine filed of record in the Real Property Records of Harris County, Texas, under Harris County Clerk's File No. V533275, Film Code No. 547-78-2668, ("First Amended Annexation, Autumn Creek, Section Nine") as further amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions Annexation of Autumn Creek Section Nine filed of record in the Real Property Records of Harris County, Texas, under Harris County Clerk's File No. V734158, Film Code No. 550-98-1918 ("Second Amended Annexation, Autumn Creek, Section Nine").

Autumn Creek, Multi-Family Tract "One" was added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Covenants, Conditions, and Restrictions for Autumn Creek, by that certain Supplemental Declaration

of Covenants, Conditions, and Restrictions and Annexation of Autumn Creek Multi-Family Tract "One" filed of record in the Real Property Records of Harris County, Texas, under Harris County Clerk's File No. T650044, Film Code No. 524-91-3415 ("Annexation, Autumn Creek, Multi-Family Tract 'One'").

Autumn Creek, Commercial Tract "One" was added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Covenants, Conditions, and Restrictions for Autumn Creek, by that certain Supplemental Declaration of Covenants, Conditions, and Restrictions and Annexation of Autumn Creek Commercial Tract "One" filed of record in the Real Property Records of Harris County, Texas, under Harris County Clerk's File No. T650045, Film Code No. 524-91-3418 ("Annexation, Autumn Creek, Commercial Tract 'One'").

Autumn Creek, Commercial Tract "Two" was added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Covenants, Conditions, and Restrictions for Autumn Creek, by that certain Supplemental Declaration of Covenants, Conditions, and Restrictions and Annexation of Autumn Creek Commercial Tract "Two" filed of record in the Real Property Records of Harris County, Texas, under Harris County Clerk's File No. T431593, Film Code No. 522-73-3205 ("Annexation, Autumn Creek, Commercial Tract 'Two'").

6. The restricted reserve deeds to the Association for the Subdivision are recorded in the Real Property Records of Harris County, Texas, as follows:

Deed of Gift, Autumn Creek, Section One, Restricted Reserves "A", "B", "C", and "D" recorded at Harris County Clerk's File No. U140561, Film Code 529-78-3252.

Deed of Gift, Autumn Creek, Section Two, Restricted Reserves "A", "B", "C", "D" and "E" recorded at Harris County Clerk's File No. U140562, Film Code 529-78-3257.

Deed of Gift, Autumn Creek, Section Three, Restricted Reserves "A", "B", "C", "D" and "E" recorded at Harris County Clerk's File No. V502530, Film Code 547-28-0336.

Deed of Gift, Autumn Creek, Section Four and Five, Restricted Reserves "A", "B" of Section Four and Restricted Reserve "F" of Section Five recorded at Harris County Clerk's File No. 20090556222, Film Code RP-069-28-1091.

Deed of Gift, Autumn Creek, Section Five, Restricted Reserves "A", "B", "C", "D" and "E" recorded at Harris County Clerk's File No. V502529, Film Code 547-28-0332.

Deed of Gift, Autumn Creek, Section Six, Restricted Reserves "A", "B", "C", "D" and "E" recorded at Harris County Clerk's File No. V502528, Film Code 547-28-0328.

Deed of Gift, Autumn Creek, Section Seven, Restricted Reserves "A", "B", and "C", recorded at Harris County Clerk's File No. V502527, Film Code 547-28-0324.

Deed of Gift, Autumn Creek, Section Nine, Restricted Reserves "B", "C", and "D" recorded at Harris County Clerk's File No. V502526, Film Code 547-28-0320.

Deed of Gift, Autumn Creek, Commercial Tract "Two", Restricted Reserve "E" recorded at Harris County Clerk's File No. U140563, Film Code 529-78-3262.

7. The Declaration applicable to the Subdivision has been recorded at Harris County Clerk's File No. T429439, Film Code No. 522-73-0018, in the Real Property Records of Harris County, Texas, as amended by: Annexation, Autumn Creek, Section Two; Annexation, Autumn Creek, Section Three; Annexation, Autumn Creek, Section Four; Annexation, Autumn Creek, Section Five; Annexation, Autumn Creek, Section Six; Annexation, Autumn Creek, Section Seven; Annexation, Autumn Creek, Section Eight; Annexation, Autumn Creek, Section Nine; First Amended Annexation, Autumn Creek, Section Nine; Second Annexation, Autumn Creek, Section Nine; Annexation, Autumn Creek, Section Multi-Family Tract 'One'; Annexation, Autumn Creek, Section Commercial Tract 'One'; and Annexation, Autumn Creek, Section Commercial Tract 'Two'. Additional covenants, conditions and restrictions pertaining to the Subdivision are set forth in the following plats: Autumn Creek, Section One; Autumn Creek, Section Two; Autumn Creek, Section Three; Autumn Creek, Section Four; Autumn Creek, Section Five; Autumn Creek, Section Six; Autumn Creek, Section Seven; Autumn Creek, Section Eight; Autumn Creek, Section Nine; Autumn Creek, Commercial Tract "One"; Autumn Creek, Commercial Tract "Two"; and Autumn Creek, Multi-Family Tract "One".

8. Additional covenants, conditions and restrictions for Autumn Creek, Section Nine are set forth in that certain Autumn Creek Estate Community Association Declaration of Covenants, Conditions and Restrictions for Autumn Creek Section Nine a Subdivision in Harris County, recorded at Harris County Clerk's File No. V533276, Film Code No. 547-78-2670.

9. Those certain Non-Barrier Declarations have been filed of record in the Real Property Records of Harris County, Texas at Harris County Clerk's File No. V450639, Film Code No. 546-37-068, File No. V450638, Film Code No. 546-37-0673, and File No. T429440, Film Code No. 522-73-0041.

10. The person managing the Association is LPI Property Management, LLC, attn. Kori Hoesel, and the contact information of the Association, being the same as the person managing the Association, is P.O. Box 3217, Pearland, Texas 77588-3217, khoesel@lpidev.net, (281) 947-8675, lpipropertymanagement.com. The current transfer fee for any transfer of a Lot in the Association is \$200.00.

11. A true and correct copy of the Articles of Incorporation of the Association is attached to that certain Management Certificate for Autumn Creek Community Association recorded at Harris County Clerk's Instrument No. 20120468104, Film Code RP-084-28-8425.

12. A true and correct copy of the Bylaws of the Association as adopted effective April 21, 1999, is attached to that certain Management Certificate for Autumn Creek Community Association recorded at Harris County Clerk's Instrument No. 20120468104, Film Code RP-084-28-8425. The First Amendment to the Bylaws of the Association dated March 27, 2013, is attached to that certain Management Certificate for Autumn Creek Community Association recorded at Harris County Clerk's Instrument No. 2013 0168500.

13. All of those certain Payment Plan Policy, recorded at Harris County Clerk's Instrument No. 20120050909, Film Code No. RP-080-88-1853, Records Retention & Open Records Request Policy, recorded at Harris County Clerk's Instrument No. 20120050907, Film Code No. RP-080-88-1846, Assessment Collection Policy, recorded at Harris County Clerk's Instrument No. 20120080466, Film Code No. RP-081-12-1964, and Deed Restriction Enforcement Policy dated December 31, 2011, recorded at Harris County Clerk's Instrument No. 20120080465, Film Code RP-081-12-1958, are hereby revoked in all respects.

14. That certain Residential Architectural Guidelines and Clarifications is recorded at Harris County Clerk's Instrument No. 2012008464, Film Code No. RP-081-12-1946. That certain Approval of Variance is recorded at Harris County Clerk's Instrument No. V631383, Film Code No. 549-37-0305. A true and correct copy of the Architectural Control Guidelines is attached to that certain Management Certificate recorded at Harris County Clerk's Instrument No. RP-2021405750.

15. That certain Assignment of Approval Rights is recorded at Harris County Clerk's Instrument No. W488799, Film Code 564-24-0357.

16. That certain Management Certificate for Autumn Creek Community Association, recorded at Harris County Clerk's Instrument No. X885330, Film Code 591-58-0166, and that certain Management Certificate recorded at Harris County Clerk's Instrument No. 20110237255, Film Code RP-077-65-1934, are hereby revoked in all aspects.

17. True and correct copies of the current Document Retention Policy and Document Production and Copying Policy are attached to that certain Management Certificate for Autumn Creek Community Association recorded at Harris County Clerk's Instrument No. 20120468104, Film Code RP-084-28-8425. A true and correct copy of that certain Recreational Vehicle Parking Policy dated March 27, 2013, is attached to that certain Management Certificate for Autumn Creek Community Association recorded at Harris County Clerk's Instrument No. 2013 0168500.

18. That certain Delinquency Collection Policy, Collection Referral Policy, and Alternative Payment Schedule Policy attached to that certain Management Certificate for Autumn Creek Community Association recorded at Harris County Clerk's Instrument No. 20120468104, Film Code RP-084-28-8425 are hereby revoked. True and correct copies of the current Collection Referral Policy and Alternative Payment Schedule Policy are attached to that certain Management Certificate for Autumn Creek Community Association recorded at Harris County Clerk's Instrument No. RP-2016-24911. That certain Delinquency Collection Policy attached to that certain Management Certificate for Autumn Creek Community Association recorded at Harris County

Clerk's Instrument No. RP-2016-24911 is hereby revoked. That certain Delinquency Collection Policy attached to that certain Management Certificate for Autumn Creek Community Association recorded at Harris County Clerk's Instrument No. RP-2018-520600 is hereby revoked. The current Pool Rules and Guidelines are attached to that certain Management Certificate recorded at Harris County Clerk's Instrument No. 2019-295018 and that certain Delinquency Collection Policy attached thereto is hereby revoked. That certain Alternative Payment Schedule Policy attached to that certain Management Certificate recorded at Harris County Clerk's Instrument No. RP-2016-24911 is hereby revoked.

19. A true and correct copy of the current Delinquency Collection Policy, Alternative Payment Schedule, Collection Referral Policy, Prohibited Vehicle Parking Policy, Deed Restriction Violation Dispute Resolution Policy, Bid Solicitation Policy, Architectural Review Authority and Appeals Policy, and Rental and Lease Policy are attached hereto. That certain Recreational Vehicle Parking Policy and all other policies of the same as adopted in this Section 19 are hereby revoked.

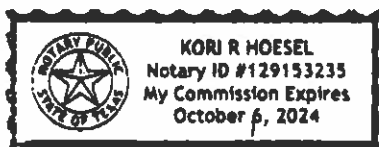
Signed this 2 day of Sept., 2021.

AUTUMN CREEK COMMUNITY ASSOCIATION, INC.

By: *Sarah Singleton*
Name: SARAH SINGLETON
Title: PRESIDENT

STATE OF TEXAS §
COUNTY OF Harris §
§

This instrument was acknowledged before me on the 2nd day of Sept., 2021 by Sarah Singleton, President of and on behalf of Autumn Creek Community Association, Inc., a Texas not for profit corporation.



Kori R. Hoesel
Notary Public in and for the State of Texas

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Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$98.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Tenisha Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS