

SOUTHERN OAKS COMMUNITY ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Southern Oaks Community Association (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 Subdivision: Southern Oaks Community Association

Name of the Association: Southern Oaks Community Association

<u>Association Legal Name</u>	<u>County</u>	<u>Document Type</u>	<u>Instrument No.</u>	<u>Date Recorded</u>
Southern Oaks Community Association	Brazoria	Management Certificate	2022069110	22-Dec-22
		Management Certificate	2016049383	05-Oct-16
		Instrument to Record Dedicatory instruments (Certificate of Formation and Bylaws)	2016048545	03-Oct-16
		Declaration of C C & R	2016014362	01-Apr-16

Name and Mailing Address of the Association

Southern Oaks Community Association
c/o Houston Community Management
18333 Egret Bay Blvd
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and Email Address of Person Managing the Association or its Designated Representative

Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058
832-864-1200
customerservice@houcomm.com

Website Address of the Association

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: \$75.00

Resale Certificate: Starting \$370.00

Resale Certificate Update: Starting \$72.00

Legacy Account Closure Fee: \$220.00

Refinance Statement of Account: Starting \$75.00

Transfer Fee: None Noted

Working Capitalization Fees: None Noted

Expedite Fee for Resale Certificate prior to 10 business day deliver obligation: \$175.00 for 1 day and \$125.00 for 3 day.

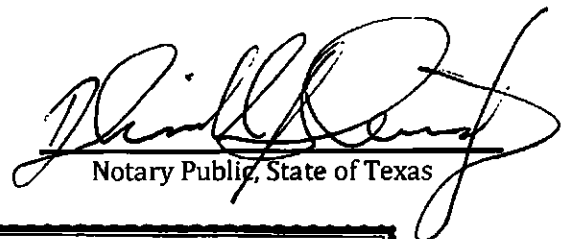
Executed on this the 20 day of August 2025.

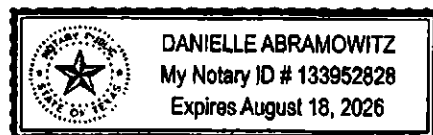
Southern Oaks Community
Association acting by and through its
managing agent, Houston Community
Management of Houston Texas


Rebecca Full, Branch President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 20 day of August, 2025 by Rebecca Full , Branch President with Houston Community Management, the managing agent for Southern Oaks Community Association a Texas nonprofit corporation, on behalf of such corporation.


Notary Public, State of Texas



When recorded return to:
Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058

FILED and RECORDED

Instrument Number: 2025043750

Filing and Recording Date: 09/11/2025 10:43:14 AM Pages: 4 Recording Fee: \$33.00

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-sierra