

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
TOWNE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF BRAZORIA         §

TOWNE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Towne Lake Estates;
- (2) the name of the Association is Towne Lake Estates Homeowners Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Brazoria County, Texas, as follows:
  - (a) Towne Lake Estates, Section One, under Clerk's File No. 2000-053475;
  - (b) Towne Lake Estates, Section Two, under Clerk's File No. 2003-024083;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Brazoria County, Texas, as follows:
  - (a) Declaration of Covenants, Conditions and Restrictions Towne Lake Estates, under Clerk's File No. 2003021528;
  - (b) Amendment of the Declaration of Covenants, Conditions and Restrictions for Towne Lake Estates, under Clerk's File No. 2006072299;
  - (c) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Towne Lake Estates, under Clerk's File No. 2011007376;
  - (d) Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Towne Lake Estates, under Clerk's File No. 2012034136;
- (5) the name and mailing address of the Association is:
  - (a) Towne Lake Estates Homeowners Association, Inc., c/o FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
  - (a) FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042;
  - (b) (877) 253-9689;
  - (c) [houston@fsresidential.com](mailto:houston@fsresidential.com);

(7) The Association's website address is https://townelakeestates.connectresident.com;

(8) The following fees are charged by the Association relating to a property transfer in the Condominium:

- (a) Resale Certificate Fee - \$375.00;
- (b) Update Resale Certificate Fee - \$75.00;
- (c) Transfer Fee - \$340.00;
- (d) Refinance Fee - \$100.00;
- (e) Welcome Packet Fee - \$26.50;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 13<sup>th</sup> DAY OF November, 2024.

By: , on behalf of  
FirstService Residential Houston, Managing Agent for  
Towne Lake Estates Homeowners Association, Inc.

Ashleigh Kern  
Print Name

STATE OF TEXAS §

§

COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared Ashleigh Kern, of FirstService Residential Houston, Managing Agent for Towne Lake Estates Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 13 day of November, 2024.



  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

**MAIA BARTEE**

**Assistant General Counsel**

**FirstService Residential**

**14951 Dallas Pkwy Suite 600 Dallas , TX 75254**

## FILED and RECORDED

Instrument Number: 2024049969

Filing and Recording Date: 11/15/2024 11:35:46 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, 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-emily