

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
SOUTHWYCK COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

The undersigned, being the Community Manager for **Southwyck Community Association, Inc.** (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

1. Name of Subdivision(s) and Recording Data (Map Records of Brazoria Co., Texas):

Southwyck, Section One (1): Volume 17, Page 347-348
Southwyck, Section Two (2): Volume 18, Page 285-286
Southwyck, Section Two, Phase A: Volume 19, Page 47-48
Southwyck, Section Two, Phase B: Volume 19, Page 179-180
Southwyck, Section Three (3), Phase 1: Volume 19, Page 339-340
Southwyck, Section Three (3), Phase 2: Volume 19, Page 467-468
Southwyck, Section Three (3), Phase 3: Volume 19, Page 593-594
Southwyck, Section Three (3), Phase 4: Volume 20, Page 127-130
Southwyck, Section Four (4): Volume 17, Page 187-188
Southwyck, Section Five (5): Volume 17, Page 275-276
Southwyck, Section Seven (7): Volume 17, Page 299-300
Southwyck, Section Eight (8): Volume 18, Page 99-102
Southwyck, Section Nine (9): Volume 19, Page 507-508
Southwyck, Section Nine (9), Phase 2: Volume 19, Page 691-692

2. Name of Association:

The name of the Association is **Southwyck Community Association, Inc.**

3. Recording Data for the Declaration(s):

The recording data for the declarations is as follows:

The Declaration of Covenants, Conditions and Restrictions, recorded under Brazoria County Clerk's File No. 28540;

The First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded under Brazoria County Film Code No. 87369-856, et seq.;

The Declaration of Covenants, Conditions and Restrictions (Section II), recorded under Brazoria County Clerk's File No. 35397;

The Annexation Agreement for Southwyck, Section Two, recorded under Brazoria County Clerk's

File No. 1984.

The Declaration of Covenants, Conditions and Restrictions (Section II, Phase A), recorded under Brazoria County Clerk's File No. 92-37150;

The Declaration of Covenants, Conditions and Restrictions (Section III, Phase 1), recorded under Brazoria County Clerk's File No. 94-044368;

The Declaration of Covenants, Conditions and Restrictions (Section III, Phase 2), recorded under Brazoria County Clerk's File No. 96-003684;

The Declaration of Covenants, Conditions and Restrictions (Section III, Phase 3), recorded under Brazoria County Clerk's File No. 96-045870;

The Declaration of Covenants, Conditions and Restrictions (Section III, Phase 4), recorded under Brazoria County Clerk's File No. 98-026327;

The Declaration of Covenants, Conditions and Restrictions (Section IV), recorded under Brazoria County Clerk's File No. 27027;

The First Amendment to Declaration of Covenants, Conditions and Restrictions (Section IV), recorded under Brazoria County Clerk's File No. 23550;

The Second Amendment to Declaration of Covenants, Conditions and Restrictions (Section IV), recorded under Brazoria County Film Code No. 87369-870, et seq.;

The Declaration of Covenants, Conditions and Restrictions (Section V), recorded under Brazoria County Clerk's File No. 618;

The Declaration of Covenants, Conditions and Restrictions (Section VII), recorded under Brazoria County Clerk's File No. 11014;

The First Amendment to Declaration of Covenants, Conditions and Restrictions (Section VII), recorded under Brazoria County Clerk's File No. 21305;

The Second Amendment to Declaration of Covenants, Conditions and Restrictions (Section VII), recorded under Brazoria County Clerk's File No. 659;

The Declaration of Covenants, Conditions and Restrictions (Section VIII), recorded under Brazoria County Clerk's File No. 25106;

The Annexation Agreement for Southwyck, Section Eight (8), recorded under Brazoria County Clerk's File No. 25310;

The Declaration of Covenants, Conditions and Restrictions (Section IX), recorded under Brazoria County Clerk's File No. 96-017911;

The First Amendment to Declaration of Covenants, Conditions and Restrictions (Section IX), recorded under Brazoria County Clerk's File No. 02-016682;

The Annexation Agreement for Southwyck, Section Nine (9), recorded under Brazoria County Clerk's File No. 96-017912;

The Annexation Agreement for Southwyck, Section Nine (9), Phase 2, recorded under Brazoria County Clerk's File No. 97-032579;

4. **Association Information:**

The contact information and website for the association is as follows:

Southwyck Community Association, Inc.
c/o Community Management Solutions, Inc.
2615 Bay Area Blvd.
Houston, Texas 77058
Website: www.southwycktexas.com
Phone Number: (281) 480-2563

5. **Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

Community Management Solutions, Inc.
c/o Kathy Dooley, Community Manager
2615 Bay Area Blvd.
Houston, Texas 77058
Phone Number: (281) 480-2563
Email: Kathy@CMSIsolutions.com

6. **Fees Related to Property Transfer:**

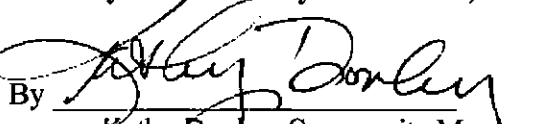
Resale Certificate: \$225.00
Transfer Fee: \$200.00
Rush Resale Certificate: \$365.00
Refinance Fee: \$75.00

7. **Optional Information:**

None

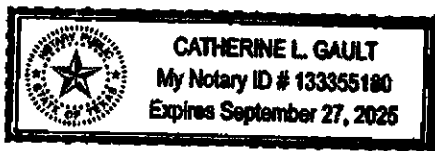
Executed this the 25 day of October, 2021.

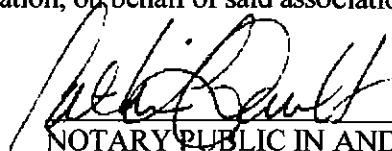
Southwyck Community Association, Inc.

By 
Kathy Dooley, Community Manager

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on this the 25th day of October, 2021, by **Kathy Dooley**, Community Manager for **Southwyck Community Association, Inc.**, a Texas property owners association, on behalf of said association.





NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004, and may not contain all of the recorded dedicatory instruments for the Association.

FILED and RECORDED

Instrument Number: 2021070475

Filing and Recording Date: 10/25/2021 01:54:31 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