

MANAGEMENT CERTIFICATE  
FOR  
SOUTHDOWN VILLAGE COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

The undersigned, being the Authorized Managing Agent for SOUTHDOWN VILLAGE COMMUNITY ASSOCIATION, INC., a non-profit corporation (the "Association") 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 the Subdivision: Southdown Village
2. Name of the Association: Southdown Village Community Association, Inc.
3. Recording Data for the Subdivision:
  - (a) Copperfield Southdown Village, Section 1, under Volume 288, Page 84;
  - (b) Copperfield Southdown Village, Section 2, under Volume 315, Page 133;
  - (c) Copperfield Southdown Village, Section 3, under Volume 320, Page 20;
  - (d) Copperfield Southdown Village, Section 4, under Volume 320, Page 142;
  - (e) Copperfield Southdown Village, Section 5, under Volume 338, Page 122;
  - (f) Copperfield Southdown Village, Section 6, under Volume 341, Page 59;
  - (g) Copperfield Southdown Village, Section 7, under Volume 342, Page 98;
  - (h) Copperfield Southdown Village, Section 8, under Volume 344, Page 84;
4. Recording Data for the Declaration:
  - (a) Declaration of Covenants, Conditions and Restrictions for Copperfield Southdown Village, Section One recorded under Clerk's File No. G131238 in the Real Property Records of Harris County, Texas;
  - (b) First Amendment to Declaration of Covenants, Conditions and Restrictions for Copperfield Southdown Village, Section One, filed in the Real Property

- (c) Records of Harris County, Texas under Clerk's File No. 0302041; Annexations to Declaration filed in the Real Property Records of Harris County, Texas, under Clerk's File Nos. J161604, J239612 and J279637;
  - (d) Annexations to Declaration filed in the Real Property Records of Harris County, Texas, under Clerk's File Nos. K093478, K748842 and K471198;
  - (e) Annexation to Declaration filed in the Real Property Records of Harris County, Texas, under Clerk's File No. J245073;
  - (f) Annexation to Declaration filed in the Real Property Records of Harris County, Texas, under Clerk's File No. L154017;
  - (g) Annexation to Declaration filed in the Real Property Records of Harris County, Texas, under Clerk's File No. L810578;
  - (h) Annexation to Declaration filed in the Real Property Records of Harris County, Texas, under Clerk's File No. M003944;
  - (i) Annexation to Declaration filed in the Real Property Records of Harris County, Texas, under Clerk's File No. M370835;
- 5. Name and Mailing Address of the Association:  
  
 Southdown Village Community Association, Inc.  
 c/o Graham Management  
 2825 Wilcrest Drive, Suite 600  
 Houston, Texas 77042
- 6. Name, Mailing Address, telephone number, and e-mail address of the Person Managing the Association or the Association's Designated Representative:  
  
 Graham Management  
 Tracy Graham  
 2825 Wilcrest Drive, Suite 600  
 Houston, Texas 77042  
 Telephone: (713) 334-8000  
 Email: graham@grahammanagementhouston.com
- 7. The Website Address of the Website on which the Association's Dedicatory Instruments are available in accordance with Section 207.006 of the Texas Property Code:  
  
[www.grahammanagementhouston.com](http://www.grahammanagementhouston.com)

8. The Amount and Description of Fees Charged by the Association Relating to a Property Transfer in the Subdivision:

Resale Fee	\$375
Resale Update	\$ 75
Transfer Fee	\$300
Refinance Fee	\$275
Payoff Request	\$125
Rush Fee	\$150
DRV Inspection	\$250

9. Other Information:

- (a) Bylaws under Clerk's File No. 20090264584;
- (b) Articles of Incorporation, wldcr Clerk's File No. 20070271908;
- (c) Global Deviation Regarding Approved Fence Height, under Clerk's File No. 20090107424;
- (d) Certification; Books and Records Production Policy, Payment Plan Policy, Records Retention Policy, and Resolution of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's File No. 20110157453;
- (e) Resolution Exterior Maintenance Guidelines, under Clerk's File No. 20090314446;
- (f) Architectural. Guidelines, under Clerk's File No. 20100006417;
- (g) Resolution Regarding Height of Approved Play Structures, under Clerk's File No. 20100237263;
- (h) Amendment to Bylaws, under Clerk's File No. 20150239867;

Executed on this 16 day of August, 2021.

Southdown Village Community Association, Inc.

By: \_\_\_\_\_

Tracy Graham, Manager for Graham  
Management Authorized Managing Agent

THE STATE OF TEXAS

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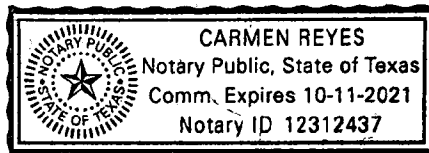
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Tracy Graham, Property Manager for Graham Management, as the Authorized Managing Agent of Southdown Village Community Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16<sup>th</sup> day of August, 2021.

Carmen Reyes  
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:  
BARTLEY & SPEARS, P.C.  
2002 W Grand Parkway N, Ste. 150  
Katy, Texas 77449



RP-2021-465811  
# Pages 5  
08/16/2021 04:14 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$30.00

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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