

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
CABOT COVE COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

Pursuant to Tex. Prop. Code chs. 202 and 209, the undersigned officer of Cabot Cove Community Association, Inc., the property owner's association for Cabot, a residential subdivision in Brazoria County, Texas, (the "Subdivision") submits this Management Certificate of Cabot Cove Community Association, Inc..

1. The name of the Subdivision is Cabot Cove.
2. The name of the association for the Subdivision is Cabot Cove Community Association, Inc. ("Association").
3. The plats for the Subdivision are recorded in the Official Public Records of Brazoria County, Texas, as follows:

The Final Plat of Cabot Cove, Section One, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Instrument No. 01045927, at Volume 22, Pages 11-112, of the Plat Records of Brazoria County, Texas.

The Final Plat of Cabot Cove, Section Two, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Instrument No. 2004017539 in Volume 24, Pages 147-148, of the Plat Records of Brazoria County, Texas;

The Final Plat of Cabot Cove, Section Three, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Brazoria County Clerk's Instrument No. 2004017549 in Volume 24, Pages 149-150 in the Official Public Records of Brazoria County, Texas;

4. The Declaration for the Subdivision has been recorded in the Official Public Records of Brazoria County, Texas, under County Clerk's Instrument No. 2002023107. The First Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for the Subdivision has been recorded in the Official Public Records of Brazoria County, Texas, under County Clerk's

Instrument No. 20030528 and further supplemented by that certain First Supplement to the First Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions recorded under Brazoria County Clerk's Instrument No. 2004049967 and further supplemented by that certain Second Supplement to the First amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions recorded under Brazoria County Clerk's Instrument No. 2005053025 and later amended by that certain First Amendment to First Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions recorded under Brazoria County Clerk's Instrument No. 2007008164 and further amended by that certain Second Amendment to First Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions recorded under Brazoria County Clerk's Instrument No. 2007055527. The foregoing are collectively referred to as "Declaration".

6. The contact information of the Association, and that of the person managing the Association, is c/o LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217, attn: Jordan Cook; jcook@lpidev.net; (281) 947-8675, lpipropertymanagement.com. The current transfer fee for the transfer of any Lot in the Association is \$200.00.

7. True and correct copies of the Certificate of Incorporation, Articles of Incorporation have been recorded in the Official Public Records of Brazoria County, Texas under Instrument No. 2016053297. The Bylaws of the Association have been recorded in the Official Public Records of Brazoria County, Texas under Instrument No. 2005011370 and the First Amendment to the Bylaws is recorded under Brazoria County Document No. 2007006277 and the Amended Bylaws are recorded under Brazoria County Clerk's Instrument No. 2007067542. A true and correct copy of the Third Amendment to the Bylaws for Cabot Cove Community Association, Inc. is attached hereto.

8. The Architectural and Landscape Design Guidelines are filed under Brazoria County Clerk's Document Number 2007013618.

9. The Membership Voting Policy, E-Mail Registration Policy, Religious Items Guidelines, Solar Energy Device Guidelines, Roofing Materials Guidelines, Rainwater Collection Device Guidelines, Flag Display Guidelines, Drought Resistance Landscaping Guidelines and Natural Turf Guidelines, Conflict of Interest Policy and Electronic Generators Guidelines are attached to that certain management certificate recorded at Brazoria County Clerk's Instrument No. 2016062402. All other policies or guidelines mentioned or adopted by the foregoing management certificate are hereby revoked and any and all policies or guidelines that have been adopted by the Association through the date hereof and not specifically mentioned herein are revoked and of no force or effect.

10. True and correct copies of the current Document Retention Policy, Document Production Policy and Copying Policy, Collection Referral Policy, Security System Access Policy and First Amendment to Architectural and Landscape Guidelines are attached to that certain Management Certificate recorded at Brazoria County Clerks File No. 2019014029.

11. True and correct copies of the current Delinquency Collection Policy, Alternative Payment Schedule Policy, Collection Referral Policy, Rental and Lease Policy, Architectural Review

Authority and Appeals Policy, Bid Solicitation Policy, and Deed Restriction Violation Dispute Policy are attached hereto. All other prior policies by the same name are hereby revoked.

Signed this 21st day of January, 202⁷.

CABOT COVE COMMUNITY ASSOCIATION
INC.

By: _____

Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF BRAZORIA

This instrument was acknowledged before me on the 21st day of January, 202⁷
by Billy Hooper, President of Cabot Cove Community
Association, Inc. a Texas not for profit corporation, on behalf of said not for profit corporation

Notary Public in and for the State of Texas

