

Management Certificate

In compliance with Tex. Prop. Code, Title 11 Section 209.004

STATE OF TEXAS §
 §
 COUNTY OF Brazoria §

I, Carolyn Bonds, am the Managing Agent of Sedona Lakes Homeowners Association, Inc., the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Sedona Lakes
 Name of Association: Sedona Lakes Homeowners Association, Inc.
 Website of Association: www.townsq.io

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Plat - Sedona Lakes, Section 1	2009008981	03/04/09
Plat - Sedona Lakes, Section 2	2009009039	03/04/09
Plat - Sedona Lakes, Section 3	2009008968	03/04/09
Bylaws	2009018288	04/29/09
Certificate of Formation	2009018287	04/29/09
Amended and Restated Declaration of Covenants, Conditions and Restrictions	2009044062	10/02/09
First Amended Bylaws	2010029607	07/13/10
Architectural Control Committee Guidelines	2010031305	07/23/10
Pool Rules	2010031306	07/23/10
Resolution Regarding Assessment Collection Schedule	2010031303	07/23/10
Resolution Regarding Deed Restriction Enforcement	2010031304	07/23/10
Collection Rules & Installment Plan Guidelines	2011053105	12/29/11
Document Production and Copying Policy	2011053106	12/29/11
Document Retention Policy	2011053107	12/29/11
Policies & Guidelines Regarding Deed Restriction Matters	2011053104	12/29/11
Resolution Regarding Inspection Guidelines / Resolution Regarding Deed Restriction Enforcement	2011053108	12/29/11
Assignment and Assumption of Declarant Rights	2013023260	05/17/13
Plat - Sedona Lakes, Section 4	2013045277	09/11/13
Supplemental Declaration	2013046617	09/18/13
Supplemental Declaration	2013048433	09/30/13
Supplemental Declaration	2013048898	10/02/13
Supplemental Declaration	2013048899	10/02/13
Supplemental Declaration	2013061100	12/26/13
Plat - Sedona Lakes, Section 5	2014003148	01/28/14
Plat - Sedona Lakes, Section 6	2014003154	01/28/14
Supplemental Declaration	2014005516	02/13/14
Supplemental Declaration	2014005778	02/14/14
Plat - Sedona Lakes, Section 7	2015034375	07/28/15
Supplemental Declaration	2015036819	08/10/15
Plat - Sedona Lakes, Section 8	2015039584	08/25/15
Supplemental Declaration	2015043706	09/18/15
First Amendment to the Declaration of Covenants, Conditions and Restrictions	2016058062	11/28/16
Plat - Sedona Lakes, Section 9	2017003498	01/24/17
Covenant Enforcement & Fining Policy	2017003833	01/26/17
Supplemental Declaration	2017004944	01/31/17
Covenant Enforcement & Fining Policy	2017018970	04/27/17
First Amendment to the Declaration of Covenants, Conditions and Restrictions	2017023203	05/12/17
Repeal of First Amendment to the Declaration of Covenants, Conditions and Restrictions	2017023202	05/12/17
Replat - Sedona Lakes, Section 9	2018033575	07/03/18
Resolution Regarding Covenant Compliance Inspection and Assessment Collection Policy	2018045940	09/05/18
Plat - Sedona Lakes, Section 10	2018062313	12/12/18
Supplemental Declaration	2019000020	01/02/19

Assignment of Rights and Transfer of Developer Control	2019012883	03/22/19
Covid-19 Policy - Amenities	2020034541	06/30/20
Covenant Enforcement & Hearing Policy	2021069524	10/20/21
Assessment Collection Policy	2021075418	11/15/21

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Sedona Lakes Homeowners Association, Inc.
c/o Crest Management Company, AAMC
17171 Park Row, Suite 310
Houston, Texas 77084

The name, mailing address, telephone number, and email address of the Association's managing agent / designated representative:

Carolyn Bonds - CEO
Crest Management Company, AAMC
17171 Park Row, Suite 310
Houston, Texas 77084
281-945-4659
kelleyw@crest-management.com

Legal Counsel for the Association is as follows:

LAMBRIGHT ★ MCKEE
940 Corbindale Rd.
Houston, Texas 77024
Telephone (713) 840-1515
Facsimile (713) 840-1521

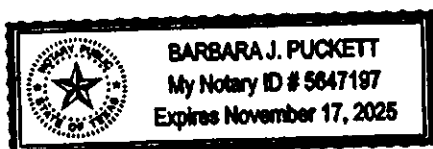
Date: January 24, 2023
By: Carolyn Bonds
Carolyn Bonds, PCAM
for Crest Management Company, AAMC, Managing Agent

STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on the 24th day of January, 2023, by Carolyn Bonds, Managing Agent, on behalf of the Association.



Barbara J. Puckett
Notary Public in and for the State of Texas

EXHIBIT "A"

**FEES CHARGED BY THE ASSOCIATION RELATING
TO A PROPERTY TRANSFER IN THE SUBDIVISION**

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>MADE PAYABLE TO:</u>
Certified Statement of Account / Transfer Fee	\$295.00	Crest Management
Resale Certificate	\$375.00	Crest Management
Resale Certificate Update	Within 30 days – \$0.00 After 180 days – \$75.00	Crest Management
Refinance Fee	\$75.00	Crest Management
Rush Fee (i.e. less than 3 business days)	\$100.00	Crest Management

FILED and RECORDED

Instrument Number: 2023006501

Filing and Recording Date: 02/14/2023 02:29:32 PM Pages: 4 Recording Fee: \$34.00

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".

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