

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
THE COMMONS AT SEDONA COMMUNITY ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Pursuant to Tex. Prop. Code chs. 202 and 209, including Tex. Prop. Code sec. 209.004(a-1), the undersigned, acting on behalf of The Commons at Sedona Community Association, the property owners' association for The Commons at Sedona, a residential subdivision in Galveston County, Texas, platted as Sedona, Section 7 (the "Subdivision"), submits this Management Certificate of The Commons at Sedona Community Association.

1. The name of the Subdivision is The Commons at Sedona.
2. The name of the association for the Subdivision is The Commons at Sedona Community Association ("Association").
3. The plat for the Subdivision is recorded in the Official Public Records of Galveston County, Texas, as follows:

The Plat of Sedona, Section 7, a subdivision known as The Commons at Sedona, recorded on August 14, 2023 at Galveston County Clerk's Instrument No. 2023038366, of the Map or Plat Records of Galveston County, Texas.

4. The Declaration applicable to the Subdivision is the Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for The Commons at Sedona, and has been recorded at Galveston County Clerk's Instrument No. 2023038779, in the Official Public Records of Galveston County, Texas.

5. The name and mailing address of the Association is The Commons at Sedona Community Association, c/o LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217.

6. The name, mailing address, telephone number, and email address of the person managing the association or the association's designated representative is LPI Property Management,

LLC, P.O. Box 3217, Pearland, Texas 77588-3217, attn: Jordan Cook, P.O. Box 3217, Pearland, Texas 77588-3217, (281) 947-8675, jcook@lpidev.net. The website where the association's dedicatory instruments are available is www.lpipropertymanagement.com.

7. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is \$200, Transfer fee.

8. True and correct copies of the current Certificate of Filing and Certificate of Formation of the Association, By-Laws of The Commons at Sedona Community Association, Alternative Payment Schedule Policy, Collection Referral Policy, Deed Restriction Violation Dispute Resolution Policy, Delinquency Collection Policy, Document Production and Copying Policy, Document Retention Policy and Rental and Lease Policy are attached hereto.

Signed this 10th day of August, 2023.

THE COMMONS AT SEDONA
COMMUNITY ASSOCIATION

By: [Signature]

Name: Tracy F. Goza

Title: president

STATE OF TEXAS §

§

COUNTY OF GALVESTON §

This instrument was acknowledged before me on the 10th day of August, 2023 by Tracy F. Goza, President of and on behalf of The Commons at Sedona Community Association, a Texas non-profit corporation, on behalf of said non-profit corporation.

[Signature]
Notary Public in and for the State of Texas

