

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Pearland Creekside Association, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restriction for Pearland Creekside	Brazoria County Clerk's File No. 03060491	Volume 23, Page 171, Volume 24, Page 8, and Volume 24, Page 180, Map Records, Brazoria County, Texas; and as stated in said Declaration
Articles of Incorporation	Brazoria County Clerk's File No. 2004022251 and re-recorded under File No. 2005035974	As stated in said Declaration
First Amendment to the Bylaws	Brazoria County Clerk's File No. 2011053160	As stated in said Declaration
Priority of Payments and Alternative Payment Schedule Guidelines	Brazoria County Clerk's File No. 2011052492	As stated in said Declaration
Records Production and Copying Policy	Brazoria County Clerk's File No. 2011052493	As stated in said Declaration
Document Retention Policy	Brazoria County Clerk's File No. 2011052494	As stated in said Declaration
Guidelines and Criteria (Solar Energy Devices, Display of Flags of the United States, State of Texas and any branch of the United States Military, Rainwater Harvesting Systems and Shingles)	Brazoria County Clerk's File No. 2011052495	As stated in said Declaration
United States, State of Texas and United States Armed Forces Flag Display Guidelines	Brazoria County Clerk's File No. 2013060232	As stated in said Declaration

Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines	Brazoria County Clerk's File No. 2013060233	As stated in said Declaration
Adjacent Lot Use Guidelines	Brazoria County Clerk's File No. 2013060234	As stated in said Declaration
Standby Electric Generator Guidelines	Brazoria County Clerk's File No. 2016015797	As stated in said Declaration
Religious Display Guidelines	Brazoria County Clerk's File No. 2021057344	As stated in said Declaration
Swimming Pool Enclosure Guidelines	Brazoria County Clerk's File No. 2021057345	As stated in said Declaration
Security Measures Guidelines	Brazoria County Clerk's File No. 2021057346	As stated in said Declaration
209 Hearing Guidelines	Brazoria County Clerk's File No. 2021057347	As stated in said Declaration
Bid Procedure for Contracts Exceeding \$50,000 Guidelines	Brazoria County Clerk's File No. 2021057348	As stated in said Declaration

Name and Mailing Address for Association

Pearland Creekside Association, Inc.
c/o VanMor Properties, Inc.
7102 Glen Chase Court
Houston, Texas 77095

Name and Mailing Address of Person Managing the Association or its Designated Representative

VanMor Properties, Inc.
7102 Glen Chase Court
Houston, Texas 77095

Telephone Number to contact the Association

(832) 593-7300

Email Address to contact the Association

amanda@vanmor.com

Association Website

www.vanmor.com

Transfer of Title Fees

Transfer Fee:	\$350.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee (within 180 days):	\$75.00
Questionnaire:	\$375.00
Refinance Fee:	\$100.00
Rush Fee:	\$100.00
Statement of Account/Payoff Request/Quote Fee:	\$75.00

Executed on this the 19th day of December, 2024.

Pearland Creekside Association, Inc., a Texas non-profit corporation, acting by and through its managing agent, VanMor Properties, Inc.

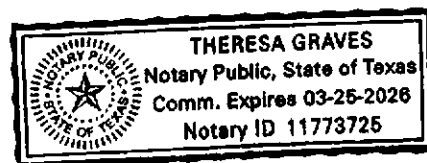
Amanda Putman
Amanda Putman, Association Manager

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 19th day of December, 2024, by Amanda Putman, Association Manager with Pearland Creekside Association, Inc., the managing agent for Pearland Creekside Association, Inc., a Texas non-profit corporation, on behalf of said entity.

Theresa Graves
Notary Public, State of Texas

When recorded return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056



FILED and RECORDED

Instrument Number: 2024055600

Filing and Recording Date: 12/23/2024 10:08:16 AM Pages: 4 Recording Fee: \$33.00

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-kara