

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**MIDTOWN AT MAGNOLIA (PEARLAND) RESIDENTIAL COMMUNITY, INC.**

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THE STATE OF TEXAS       §  
                                          §  
COUNTY OF BRAZORIA     §

The undersigned, being the Managing Agent for Midtown at Magnolia (Pearland) Residential Community, Inc., a non-profit corporation ("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 Subdivision: The name of the subdivision is Midtown at Magnolia (Pearland).
2. Name of Association: The name of the Association is Midtown at Magnolia (Pearland) Residential Community, Inc.
3. Recording Data for the Subdivision:
  - a. Midtown at Magnolia Townhomes, a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Clerk's File No. 2019021605 of the Official Public Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration: \*
  - a. Document:
    - (1) Declaration of Covenants, Conditions and Restrictions for Midtown at Magnolia (Pearland).
  - b. Recording Information:
    - (1) Brazoria County Clerk's File No. 2019040170.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Midtown at Magnolia (Pearland) Residential Community, Inc. c/o PMI Fine Properties, 9119 Highway 6, Suite 230-419, Missouri City, Texas 77459.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Alyson Fine, Community Manager, PMI Fine Properties. Address: 9119 Highway 6, Suite 230-419,

Missouri City, Texas 77459. Phone No.: 281.343.3225. Email Address: support@pmifineproperties.com and alyson.fine@pmifineproperties.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.houstonassociationmanagementinc.com/pmi-fine-properties.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer: Please see **Exhibit "A"** attached.

Executed on this 24<sup>th</sup> day of July, 2025.

**MIDTOWN AT MAGNOLIA (PEARLAND)  
RESIDENTIAL COMMUNITY, INC.**

By: PMI Fine Properties, Managing Agent

By: 

Printed: Alyson M. Fine

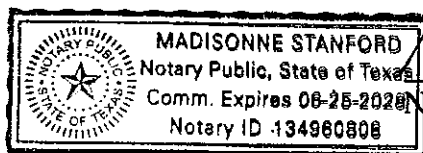
Its: Managing Agent

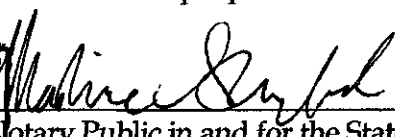
\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §

§  
COUNTY OF Fort Bend §

BEFORE ME, the undersigned notary public, on this 24<sup>th</sup> day of July, 2025 personally appeared Alyson M. Fine, Managing Agent for PMI Fine Properties, Managing Agent for Midtown at Magnolia (Pearland) Residential Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



  
Notary Public in and for the State of Texas

**EXHIBIT "A"**

#	Product	Processing Times	Retail Fee	Transfer Fee (Paid at Closing)
	<b>Resale Certificate &amp; Statement of Account</b>			
1	Expedited Resale Certificate & Statement of Account with Compliance Inspection	1 business days	\$ 800.00	\$ 250.00
2	Rush Resale Certificate & Statement of Account with Compliance Inspection	5 business days	\$ 730.00	\$ 250.00
3	Standard Resale Certificate & Statement of Account with Compliance Inspection	10 business days	\$ 645.00	\$ 250.00
4	Expedited Resale Certificate & Statement of Account	1 business days	\$ 625.00	\$ 250.00
5	Rush Resale Certificate & Statement of Account	5 business days	\$ 595.00	\$ 250.00
6	Standard Resale Certificate & Statement of Account	10 business days	\$ 510.00	\$ 250.00
7	Update with Compliance Re-Inspection	10 business days	\$ 210.00	
8	Update Resale Certificate & Statement of Account	3 business days	\$ 75.00	
	<b>Resale Certificate</b>			
9	Expedited Resale Certificate with Compliance Inspection	1 business days	\$ 665.00	\$ 250.00
10	Rush Resale Certificate with Compliance Inspection	5 business days	\$ 595.00	\$ 250.00
11	Standard Resale Certificate with Compliance Inspection	10 business days	\$ 510.00	\$ 250.00
12	Expedited Resale Certificate	1 business days	\$ 490.00	\$ 250.00
13	Rush Resale Certificate	5 business days	\$ 460.00	\$ 250.00
14	Standard Resale Certificate	10 business days	\$ 375.00	\$ 250.00
15	Update with Compliance Re-Inspection	10 business days	\$ 210.00	
16	Update Resale Certificate	3 business days	\$ 75.00	
	<b>Refinance Certificate</b>			
17	Expedited Refinance Certificate	1 business days	\$ 275.00	
18	Rush Refinance Certificate	5 business days	\$ 245.00	
19	Standard Refinance Certificate	10 business days	\$ 160.00	
20	Update Refinance Certificate	3 business days	\$ 75.00	
	<b>Lender Questionnaire</b>			
21	Expedited Premium Lender Questionnaire	1 business days	\$ 320.00	
22	Rush Premium Lender Questionnaire	3 business days	\$ 295.00	
23	Standard Premium Lender Questionnaire	7 business days	\$ 245.00	
24	Expedited Limited Lender Questionnaire	1 business days	\$ 290.00	
25	Rush Limited Lender Questionnaire	3 business days	\$ 265.00	
26	Standard Limited Lender Questionnaire	7 business days	\$ 215.00	
	<b>Add-on Custom Questionnaire</b>			
27	Expedited Add-On Custom Questionnaire	3 business days	\$ 145.00	
28	Rush Add-On Custom Questionnaire	5 business days	\$ 120.00	
29	Standard Add-On Custom Questionnaire	10 business days	\$ 70.00	
	<b>Compliance Inspection</b>			
31	Standard Compliance Inspection	10 business days	\$ 184.00	

## FILED and RECORDED

Instrument Number: 2025035236

Filing and Recording Date: 07/25/2025 09:27:55 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".

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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