

## **ALAMOSA SPRINGS OWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Alamosa Springs Owners Association, Inc.** (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:

**Name of the Subdivision:** Alamosa Springs Subdivision.

**Name of the Association:** Alamosa Springs Owners Association, Inc

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Brazos County, Texas, as follows;

- (a) Alamosa Springs Subdivision, Phase One (1), recorded under Document No. 2019-1370590, along with any supplements or replats thereof;
- (b) Alamosa Springs Subdivision, Phase Two (2), recorded under Document No. 2020-1388078, along with any supplements or replats thereof,
- (c) Alamosa Springs Subdivision, Phase Three (3), recorded under Document No. 2020-1403723, along with any supplements or replats thereof

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Official Public Records of Brazos County, Texas, along with any amendments or supplements thereto, as follows

- (a) Declaration of Rights, Easements, Restrictions, and Covenants for Alamosa Springs, under Clerk's Document No. 2019-1371040, along with any amendments or supplements thereto;
- (b) Declaration of Rights, Easements, Restrictions, and Covenants for Alamosa Springs Subdivision, Phase 2, under Clerk's Document No. 2020-1388274, along with any amendments or supplements thereto;
- (c) Declaration of Rights, Easements, Restrictions, and Covenants for Alamosa Springs Subdivision, Phase 3, under Clerk's Document No. 2020-1404333, along with any amendments or supplements thereto,
- (d) Certificate of Formation of Alamosa Springs Owners Association, Inc., under Clerk's Document No. 2020-1409273,
- (e) By-Laws of Alamosa Springs Owners Association, Inc., under Clerk's Document No. 2020-1409273;
- (f) Certificate of Adoption of Priority of Payments and Alternative Payment Schedule Guidelines of Alamosa Springs Owners Association, Inc., under Clerk's Document No. 2020-1409274;
- (g) Certificate of Adoption of Records Production and Copying Policy of Alamosa Springs Owners Association, Inc., under Clerk's Document No. 2020-1409276,
- (h) Certificate of Adoption of Document Retention Policy of Alamosa Springs Owners Association, Inc., under Clerk's Document No. 2020-1409277,
- (i) Certificate of Adoption of United States, State of Texas and United States Armed Forces Flag Display Guidelines of Alamosa Springs Owners Association, Inc., under Clerk's Document No. 2020-1409313;
- (j) Certificate of Adoption of Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines of Alamosa Springs Owners Association, Inc., under Clerk's Document No. 2020-1409315;
- (k) Certificate of Adoption of Adjacent Lot Use Guidelines of Alamosa Springs Owners Association, Inc., under Clerk's Document No. 2020-1409316,
- (l) Certificate of Adoption of Solar Energy Devices Guidelines of Alamosa Springs Owners Association, Inc., under Clerk's Document No. 2020-1409317;

- (m) Certificate of Adoption of Rainwater Harvesting System Guidelines of Alamosa Springs Owners Association, Inc , under Clerk's Document No 2020-1409318;
- (n) Certificate of Adoption of Shingle Criteria of Alamosa Springs Owners Association, Inc , under Clerk's Document No. 2020-1409320,
- (o) Certificate of Adoption of Religious Display Guidelines of Alamosa Springs Owners Association, Inc., under Clerk's Document No 2020-1409322;
- (p) Certificate of Adoption of Standby Electric Generator Guidelines of Alamosa Springs Owners Association, Inc , under Clerk's Document No 2020-1409325

**Name and Mailing Address for Association**

Alamosa Springs Owners Association, Inc  
c/o Principal Management Group of Houston  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

**Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of Houston  
c/o PMG Conveyance Department  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041  
713-329-7100  
[webmaster@pmghouston.com](mailto:webmaster@pmghouston.com)

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New Account Setup Fee Establishing New Owner's Account in the Association's Records \$95 00  
Resale Certificate \$340  
Resale Certificate Update: \$75  
Legacy Account Closure Fee \$220  
Refinance Statement of Account \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation \$175 for 1 day expedite  
\$125 for 3 day expedite

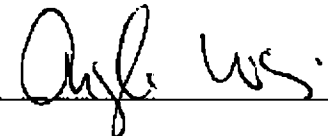
Executed on this the 11 day of November, 2022

Alamosa Springs Owners Association, Inc., acting by and through its  
managing agent/Principal Management Group of Houston

  
Shawn Fazekas, Branch Representative

STATE OF TEXAS       §  
                                  §  
COUNTY OF BRAZORIA   §

This instrument was acknowledged before me on the 11 day of November, 2022 by Shawn Fazekas, Branch Representative with Principal Management Group of Houston, the managing agent for Alamosa Springs Owners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.

  
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Notary Public, State of Texas

When recorded return to  
Principal Management Group of Houston  
c/o Andrea Roberts  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041



**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1488754

Volume : 18333

ERecordings - Real Property

Recorded On: November 15, 2022 09:58 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

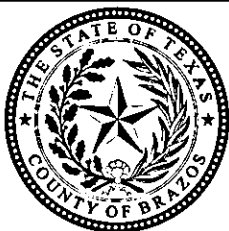
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1488754  
Receipt Number: 20221115000034  
Recorded Date/Time: November 15, 2022 09:58 AM  
User: Thao C  
Station: CCLERK02

**Record and Return To:**

CSC Global  
OPTION 3 ON PHONE



STATE OF TEXAS  
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen  
County Clerk  
Brazos County, TX