

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
VILLAGE OF EMERALD BAY HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

The undersigned, being the Manager of Village of Emerald Bay Homeowners Association, Inc., a non-profit corporation 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 Village of Emerald Bay Homeowners Association, Inc.:

1. Name of Subdivision: Village of Emerald Bay.
2. Name of Association: Village of Emerald Bay Homeowners Association, Inc.
3. Recording Data for the Subdivision:

648.218 acres of land located in the William Morris Survey, Abstract 344, T.C.R.R. Co. Survey, Section 3, Abstract No. 678, T.C.R.R. Co. Survey, Section 4, Abstract No. 675 and H.T. & B.R.R. Co. Survey, Section 82, Abstract No. 565, all Brazoria County, Texas, as referenced in the recorded Declaration.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Village of Emerald Bay, recorded under County Clerk's File No. 2001043210 in the Official Public Records of Brazoria County, Texas.

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Village of Emerald Bay, recorded under County Clerk's File No. 2002010777 in the Official Public Records of Brazoria County, Texas.

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Village of Emerald Bay, recorded under County Clerk's File No. 2002010778 in the Official Public Records of Brazoria County, Texas.

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Village of Emerald Bay, recorded under County Clerk's File No. 2003041429 in the Official Public Records of Brazoria County, Texas.

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Village of Emerald Bay, recorded under County Clerk's File No. 2003067886 in the Official Public Records of Brazoria County, Texas.

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Village of Emerald Bay, recorded under County Clerk's File No. 2004015600 in the Official Public Records of Brazoria County, Texas.

Supplement Declaration / Designation of Village (Emerald Bay) recorded under County Clerk's File No. 2004068450 in the Official Public Records of Brazoria County, Texas.

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Village of Emerald Bay, recorded under County Clerk's File No. 2004046356 in the Official Public Records of Brazoria County, Texas.

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Village of Emerald Bay recorded under County Clerk's File No. 2006070800 in the Official Public Records of Brazoria County, Texas.

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Village of Emerald Bay recorded under County Clerk's File No. 2008058687 in the Official Public Records of Brazoria County, Texas.

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Village of Emerald Bay recorded under County Clerk's File No. 2009056175 in the Official Public Records of Brazoria County, Texas.

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Village of Emerald Bay recorded under County Clerk's File No. 2010006351 in the Official Public Records of Brazoria County, Texas.

5. **Name and Mailing Address of the Association is:** Village of Emerald Bay Homeowners Association, Inc., c/o FirstService Residential, 12234 Shadow Creek Pkwy., Bldg. 3, Ste 112, Pearland, TX 77584.
6. **Name and Mailing Address of Person Managing the Association or Its Designated Representative is:** Village of Emerald Bay Homeowners Association, Inc., c/o FirstService Residential, 12234 Shadow Creek Pkwy., Bldg. 3, Ste 112, Pearland, TX 77584.
7. **Telephone Number to Contact the Association is:** Village of Emerald Bay Homeowners Association, Inc. c/o FirstService Residential (713) 436-4563.
8. **Email Address to Contact the Association:** help@shadowcreekcranchhoa.com
9. **The Association's website may be found at:** <https://shadowcreekcranchhoa.com/>

10. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
- b. Updated Certificate: after 30 days of issuance of the original \$75.00.
- c. Transfer Fee: \$340.00.
- d. Cap Fee: \$100.00.
- e. Builder Assessment: \$462.50 (levied *only* when a Builder owns the Property which is being sold).
- f. Refinance Fee: \$100.00.
- g. Welcome Disclosure Fee: \$26.50.

Executed on this the 6th day of December 2023.

VILLAGE OF EMERALD BAY HOMEOWNERS
ASSOCIATION, INC.

By: COURTNEY AGUILERA
COURTNEY AGUILERA, Manager and Agent

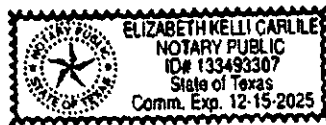
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 6th day of December 2023 personally appeared COURTNEY AGUILERA, Manager and Agent of Village of Emerald Bay Homeowners Association, 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 and on behalf of the Association.



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Notary Public in and for the State of Texas

RECORDED BY:

ISG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

FILED and RECORDED

Instrument Number: 2023054326

Filing and Recording Date: 12/07/2023 04:13:25 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-emily