

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
DIXIE WOODS HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF BRAZORIA   §

The undersigned, representative of **DIXIE WOODS HOMEOWNERS ASSOCIATION, INC.** (hereinafter the "Association"), 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 the Association.

**1.     Name of Subdivision(s):**

The name of the Subdivision is **Dixie Woods.**

**2.     Name of Association:**

The name of the Association is **Dixie Woods Homeowners Association, Inc.**

**3.     Recording Data for the Subdivision(s) (Official Public Records of Brazoria County):**

Dixie Woods, Section One, Phase One – Clerk's File No. 1993039882

Dixie Woods, Section One, Phase One (Replat) – Clerk's File No. 1994032144

Dixie Woods, Section One, Phase Two – Clerk's File No. 1995017784

Dixie Woods, Section One, Phase Two (Replat) – Clerk's File No. 1995033097

Dixie Woods, Section Two – Clerk's File No. 1996024132

Dixie Woods, Section Two (Amending Plat, Lots 39-51, Block 5) – Clerk's File No. 1997019697

Dixie Woods, Section Two (Second Amending Plat, Lots 49 and 50, Block 5) – Clerk's File No. 1998002564

Dixie Woods, Section Three – Clerk's File No. 1997038653

**4.     Recording Data for the Declaration(s) (Official Public Records of Brazoria County):**

The recording data for the declarations is as follows:

Declaration of Covenants, Conditions and Restrictions for Dixie Woods, Section One, Phase One was filed for record under Brazoria County Clerk's File No. 1994-032789 in the Official Public Records of Real Property of Brazoria County, Texas;

Supplemental Declaration of Covenants, Conditions and Restrictions for Dixie, Woods Section One, Phase Two was filed for record under Brazoria County Clerk's File No. 1995-038686 in the Official Public Records of Real Property of Brazoria County, Texas;

Supplemental Declaration of Covenants, Conditions and Restrictions for Dixie Woods, Section Two was filed for record under Brazoria County Clerk's File No. 1996-043229 in the Official Public Records of Real Property of Brazoria County, Texas;

Supplemental Declaration of Covenants, Conditions and Restrictions for Dixie Woods, Section Three was filed for record under Brazoria County Clerk's File No. 1998-002853 in the Official Public Records of Real Property of Brazoria County, Texas;

5. **Association Information:**

The contact information and website for the association is as follows:

Dixie Woods Homeowners Association, Inc.  
c/o Athena Management Services, LLC  
18 Augusta Pines Drive, Ste. 210C  
Spring, TX 77389  
Website: [www.dixiewoodshoa.org](http://www.dixiewoodshoa.org)

6. **Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

Athena Management Services, LLC  
18 Augusta Pines Drive, Ste. 210C  
Spring, TX 77389  
Phone Number: 346-328-2775  
Email: [info@athenamgmt.com](mailto:info@athenamgmt.com)

7. **Fees Related to Property Transfer:**

Association Transfer Fee:	\$175.00
AMS Transfer Fee:	\$175.00
Resale Certificate	\$275.00

8. **Optional Information:**

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

Executed this the 5<sup>th</sup> day of December, 2022.

DIXIE WOODS HOMEOWNERS  
ASSOCIATION, INC.

Signed: [Signature]

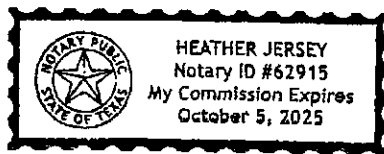
Name: Stacy Everett

THE STATE OF TEXAS

COUNTY OF BRAZORIA

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§  
§

This instrument was **acknowledged** before me on this the 5 day of  
December, 2022, by Stacy Everett, the Community Manager of  
DIXIE WOODS HOMEOWNERS ASSOCIATION, INC. a Texas property owners association, on  
behalf of said association.



[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# FILED and RECORDED

Instrument Number: 2022066641

Filing and Recording Date: 12/07/2022 07:58:41 AM 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, which appears 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-emily