

MANAGEMENT CERTIFICATE
ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS }
 }
COUNTY OF GALVESTON } KNOW ALL MEN BY THESE PRESENTS:

Name of Subdivision: ST. EDMUNDS GREEN

Name of Association: ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.

Recording Data for Subdivision:

- a. Book 18, Page 1129 of the Map Records of Galveston County, Texas.
- b. Book 18, Page 1266 of the Map Records of Galveston County, Texas.
- c. Book 18, Page 1286 of the Map Records of Galveston County, Texas.

Recording Data for Declaration:

St. Edmunds Green, Inc.'s Declaration of Covenants, Conditions and Restrictions for St. Edmunds Green, Section Two, a subdivision in Galveston County, Texas, recorded January 28, 2002, at County Clerk's File No. GAC 2002005092, and Film Code No. 016-50-1863, et seq.;

St. Edmunds Green, Inc.'s Declaration of Covenants, Conditions and Restrictions for St. Edmunds Green, Section Three, a subdivision in Galveston County, Texas, recorded February 25, 2002, at County Clerk's File No. GAC 2002010655, and Film Code No. 016-61-1441, et seq.;

St. Edmunds Green Homeowner's Association Deed Restrictions and Exceptions Amendments, recorded May 21, 2008, at County Clerk's File No. GAC 2009027046;

St. Edmunds Green Homeowner's Association Deed Restrictions and Exceptions Amendments, recorded August 15, 2011, at County Clerk's File No. GAC 2011041227;

**Important Information Regarding Restrictive Covenants
Restriction Concerning Leasing**

Article IX, Section 2 of the Declaration of Covenants, Conditions and Restrictions provides, in pertinent part, that "By Acquisition of any Lot or Lots, each Owner ... covenants with and represents to ... the Association that the Lot is being specifically acquired for the specific and singular purpose of constructing and using a Residence thereon: (a) as a residence for such Owner and/or Owner's family members, or (b) if Owner is a business entity, as a residence for an existing officer, director, key employee, substantial shareholder, or general partner of the owner ... to be occupied as such, and

not for the purpose of leasing, renting, corporate retreat, hospitality suite, or other similar disposition and each Owner agrees and covenants that no leasing, renting, corporate retreat or hospitality suite use(s) shall occur on any Lot ..." (emphasis added)

Mailing Address of Association: c/o Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759.

Management Company: Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759; designated representative is Goodwin & Company; info@goodwinTX.com; 855-289-6007.

Association Information: Located in Dickinson area of Galveston County, Texas; Articles of Incorporation filed with Secretary of State August 27, 2003, File No. 800242576. **Fees:** Transfer Fee is \$275.00; Resale Certificate is \$375.00; Resale Certificate Update is \$75.00; Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement: 1 business day: \$300, 3 business days: \$200 and 5 business days: \$100; Compliance Inspection Fee is \$120.00.

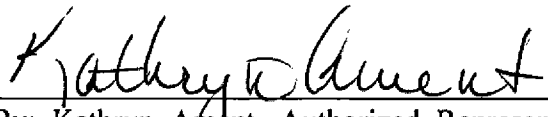
This organization may also be reached via Treece Law Firm, P.C., 1020 Bay Area Boulevard, Suite 200, Houston, Texas 77058 – 281-667-3100, Michael J. Treece, Esq. mike@treecelaw.com.

Note: This Management Certificate does not list all dedicatory instruments and/or governing documents of the Association, and is not to be relied on as an exhaustive list. This Management Certificate is filed/recorded in compliance with the mandate of, and to meet the requirements of, Section 209.004 of the Texas Property Code.

The Association's Dedicatory Instruments are available to members for viewing online at: www.goodwinTX.com. Use the "find my community" search bar to locate the community webpage.

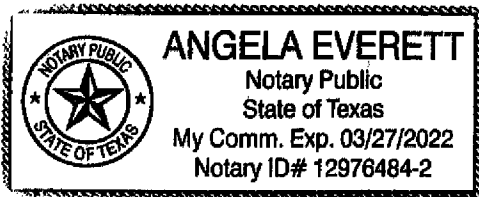
EXECUTED this 30th day of August, 2021.

**St. Edmunds Green Homeowners
Association, Inc.**


By: Kathryn Ament, Authorized Representative of
Goodwin & Company, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me by the said Kathryn Ament, in her official capacity as Authorized Representative of Goodwin & Company, Managing Agent of St. Edmunds Green Homeowners Association, Inc., on this 30th day of August, 2021, on behalf of said Association.



Angela Everett
Notary Public - State of Texas

Prepared By:
Treece Law Firm, P.C.
1020 Bay Area Blvd., Ste 200
Houston, Texas 77058

FILED AND RECORDED

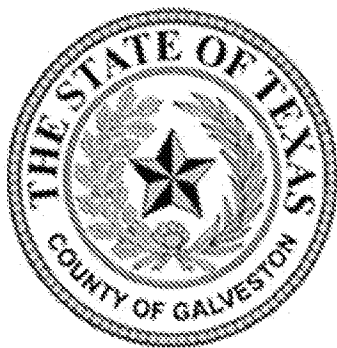
Instrument Number: 2021063525

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 08/31/2021 8:35AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script that reads "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*