

**CULLEN PARK ESTATES HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Cullen Park Estates Homeowners 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:** Cullen Park Estates.

**Name of the Association:** Cullen Park Estates Homeowners Association, Inc.

**Recording Data for Association:**

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

- (a) Cullen Park Estates Final Plat, recorded under Document No. 2009028809, along with any supplements or replats thereof.

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Official Property Records of Brazoria County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Cullen Park Estates, under Brazoria County Clerk's Document No. 2014010201, along with any amendments or supplements thereto;
- (b) Cullen Park Estates Homeowners Association, Inc. Certificate of Formation, under Clerk's Document No. 2015024983;
- (c) Cullen Park Estates Homeowners Association, Inc. ByLaws, under Clerk's Document No. 2015024983;
- (d) Cullen Park Estates Homeowners Association Covenant Compliance Inspection Policy, under Clerk's Document No. 2019002519;
- (e) Cullen Park Estates Homeowner Association, Inc. Books and Records Production Policy, under Clerk's Document No. 2019013905;
- (f) Cullen Park Estates Homeowner Association, Inc. Records Retention Policy, under Clerk's Document No. 2019013906;
- (g) Cullen Park Estates Homeowners Association, Inc. Regulation of Standby Electric Generators, under Clerk's Document No. 2019013907;
- (h) Cullen Park Estates Homeowners Association, Inc. Payment Plan Policy, under Clerk's Document No. 2019015418;
- (i) Cullen Park Estates Homeowner Association, Inc. Assessment Collection Policy, under Clerk's Document No. 2019015689;
- (j) Cullen Park Estates Homeowner Association, Inc. Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's Document No. 2019015690.

**Name and Mailing Address for Association**

Cullen Park Estates Homeowners 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: \$45.00  
Resale Certificate: \$375  
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 7th day of January, 2022

Cullen Park Estates Homeowners Association, Inc., acting by and  
through its managing agent, Principal Management Group of  
Houston



Surina Wright Vice President

STATE OF TEXAS        §  
                                     § COUNTY OF  
HARRIS        §

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Cullen Park Estates Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



A handwritten signature in black ink, appearing to read "Kristen Wilbanks", written over a horizontal line.

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

## FILED and RECORDED

Instrument Number: 2022003857

Filing and Recording Date: 01/20/2022 11:14:06 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, 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-regina