

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
TUSCAN LAKES COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

TUSCAN LAKES COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Tuscan Lakes;
- (2) the name of the Association is Tuscan Lakes Community Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Galveston County, Texas, as follows:
 - (a) Tuscan Lakes SF 50-1, under Plat Record 2006A, Map Nos. 186-188,
 - (b) Tuscan Lakes SF 50-3-1, under Plat Record 2010A, Map Nos. 54-55,
 - (c) Tuscan Lakes SF 50-3-2, under Plat Record 2012A, Map Nos. 67-68,
 - (d) Tuscan Lakes SF 50-4-1, under Plat Record 2013A, Map Nos. 84-85,
 - (e) Tuscan Lakes SF 50-4-2, under Plat Record 2014A, Map Nos. 33-34,
 - (f) Tuscan Lakes SF 50-5, under Plat No. 2016012048;
 - (g) Tuscan Lakes SF 50-6, under Plat No. 2017031999;
 - (h) Tuscan Lakes SF 55-1, under Plat Record 2005A, Map Nos. 32-33,
 - (i) Tuscan Lakes SF 55-2, under Plat Record 2006A, Map Nos. 122-124, &)
Tuscan Lakes SF 55-3, under Plat Record 2008A, Map Nos. 53-54,
 - (k) Tuscan Lakes SF 55-4, under Plat No. 2016012040;
 - (l)** Tuscan Lakes SF 55-4-1, under Plat Record 2010A, Map Nos. 44-45,
 - (m) Tuscan Lakes SF 55-4-2-1, under Plat Record 2011A, Map No. 80,
 - (n) Tuscan Lakes SF 55-4-2-2, under Plat Record 2011A, Map Nos. 90-91,
 - (o) Tuscan Lakes SF 55-5, under Plat No. 2017070874;

- (p) Tuscan Lakes SF 60-1, under Plat Record 2005A, Map Nos. 36-37,
- (q) Tuscan Lakes SF 60-2, under Plat Record 2006A, Map Nos. 127-129,
- (r) Tuscan Lakes SF 60-3-1, under Plat Record 2010A, Map Nos. 47-48,
- (s) Tuscan Lakes SF 60-3-2, under Plat Record 2011A, Map Nos. 88-89;
- (t) Tuscan Lakes SF 70-1, under Plat Record 2005A, Map Nos. 34-35,
- (u) Tuscan Lakes SF 70-2, under Plat Record 2006A, Map Nos. 125-126,
- (v) Tuscan Lakes SF 70-3, under Plat Record 2007A, Map Nos. 60-61,
- (w) Tuscan Lakes SF 75-1, under Plat Record 2005A, Map Nos. 38-39,
- (x) Tuscan Lakes SF 75-2, under Plat Record 2006A, Map Nos. 77-78,
- (y) Tuscan Lakes SF 75-3, under Plat Record 2008A, Map Nos. 25-26,
- (z) Tuscan Lakes SF 75-4, under Plat Record 2013A, Map Nos. 26-27,
- (aa) Tuscan Lakes SF 90-1, under Plat Record 2005A, Map Nos. 55-56,
- (bb) Tuscan Lakes SF 90-2-1, under Plat Record 2008A, Map No. 44,
- (cc) Tuscan Lakes SF 90-2-1 Replat, under Plat Record 2014A, Map No. 93-94;

(4) The declarations and any amendments thereto, are recorded in the Real Property Records of Galveston County, Texas, as follows:

- (a) Declaration of Covenants, Conditions, and Restrictions under Clerk's File No. 2005018452;
- (b) Annexation Agreement for SF 70-1, under Clerk's File No. 2005019160;
- (c) Annexation Agreement for SF 60-1, under Clerk's File No. 2005019161;
- (d) Annexation Agreement for SF 75-1, under Clerk's File No. 2005019162;
- (e) Amended Annexation Agreement for SF 75-1, under Clerk's File No. 2005029792;
- (f) Amended Annexation Agreement for SF 70-1, under Clerk's File No. 2005029793;
- (g) Annexation Agreement for SF 90-1, under Clerk's File No. 2005030387;

- (h) First Amendment to Declaration of Covenants, Conditions, and Restrictions, under Clerk's File No. 2005076959;
- (i) Annexation Agreement for SF 75-2, under Clerk's File No. 200603020 I;
- (j) Corrected First Amendment to Declaration of Covenants, Conditions, and Restrictions, under Clerk's File No. 200603242 L.
- (k) Annexation Agreement for SF55-2, under Clerk's File No. 2006047741;
- (L) Annexation Agreement for SF60-2, under Clerk's File No. 2006047742;
- (m) Annexation Agreement for SF70-2, under Clerk's File No. 2006047743;
- (n) Annexation Agreement for SF50-1, under Clerk's File No. 2007018451;
- (o) Annexation Agreement for SF70-3, under Clerk's File No. 2007029983;
- (p) Annexation Agreement for SF75-3, under Clerk's File No. 2008022974;
- (q) Annexation Agreement for SF55-3, under Clerk's File No. 2008031955;
- (r) Annexation Agreement for SF 90-2-1, under Clerk's File No. 2008036593;
- (s) Second Amendment to Declaration of Covenants, Conditions, and Restrictions, under Clerk's File No. 2010002177;
- (t) First Amendment to Annexation Agreement for SF 60-1, under Clerk's File No. 2010002178;
- (u) Annexation Agreement for SF 55-4-1, under Clerk's File No. 2010027070;
- (v) Annexation Agreement for SF 60-3-1, under Clerk's File No. 2010028975;
- (w) Annexation Agreement for SF 50-3-1, under Clerk's File No. 2010031286;
- (x) Annexation Agreement for SF 60-3-2, under Clerk's File No. 2011062063;
- (y) Annexation Agreement for SF 55-4-2-2, under Clerk's File No. 2011062064;
- (z) Annexation Agreement for SF75-4, under Clerk's File No. 2013031865

- (aa) Annexation Agreement for SF 60-3-3, under Clerk's File No. 2013047802;
 - (bb) Annexation Agreement for SF 50-3-2, under Clerk's File No. 2013047803;
 - (cc) Annexation Agreement for SF 50-4-1, under Clerk's File No. 2013068565;
 - (dd) Annexation Agreement for SF 55-1, under Clerk's File No. 2015018687;
 - (ee) Annexation Agreement for SF 50-4-2, under Clerk's File No. 2014021111;
 - (ff) Annexation Agreement for SF 50-5, under Clerk's File No. 2016012568;
 - (gg) Annexation Agreement for SF 55-4, under Clerk's File No. 2016014701;
 - (hh) Annexation Agreement for SF 50-6, under Clerk's File No. 2017032736;
 - (ii) Corrected Annexation Agreement for SF 55-1, under Clerk's File No. 2017059997;
 - Gj) Annexation Agreement for SF 55-5, under Clerk's File No. 2017072333;
 - (kk) Corrected Annexation Agreement for SF 55-3, under Clerk's File No. 2018019639;
- (5) the name and mailing address of the Association is:
- (a) Association: The name and mailing address of the Association is Tuscan Lakes Community Association inc. c/ o Rise Association Management Group, 3131 Eastside Street, Suite 130, Houston Tx 77098
- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:
- (a) Rise Association **Management Group, 3131 Eastside Street, Suite 130; Houston, TX 77098**
 - (b) Phone No.: 713.936.9200.
 - (c) **Email Address: support@riseamg.com;**
 - (d) **The Association's Website is: <https://rise.cincwebaxis.com/>**
- (7) The following fees are charged by the Association relating to a property transfer in the Subdivision:
- (a) Transfer Fee - \$250
 - (a) Resale Certificate Package - \$450
 - Resale Certificate \$350
 - Statement of Account \$100
 - (b) Statement of Account - \$175.00;

- (c) questionnaire Fee - \$ 100.00;
- (d) Rush Fee - \$100;
- (e) Operating Fund Capitalization Fee One-half the then-current annual Common Assessment (only applicable to new home sales);
- (f) Reserve Fund Capitalization Fee One-quarter of the then-current annual Common Assessment (only applicable to new home sales);
- (g) Foundation Fee - .005% of the purchase price of the home (paid by the seller), HALF OF 1% OF THE SALES PRICE.
- (h) Capitalization Fee for new homes sold in Tuscan Lakes SF 90-2-1 Replat, commonly known as Siena Villas - \$500;

(9) 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 or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

Executed on this 17th day of February 2025

TUSCAN LAKES COMMUNITY ASSOCIATION INC

BY: Rise Association Management Group

Managing Agent By: _____



Jason Delgado

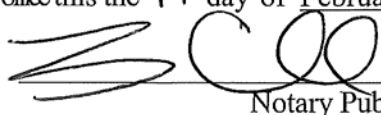
BEFORE ME, the undersigned authority, on this 17th day of February 2025 personally appeared JASON Delgado, of Rise Association Management Group, Managing Agent for Tuscan Lakes Community Association Inc., and acknowledged to me that they execute the same for the purpose and in the capacity therein expressed.

STATE OF TEXAS ⌘

COUNTY OF GALVESTON ⌘

Given under my hand and seal of office this the 17th day of February 2025




Notary Public, State of Texas

FILED AND RECORDED

Instrument Number: 2025007685

Recording Fee: 41.00

Number Of Pages: 6

Filing and Recording Date: 02/18/2025 1:50PM

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 black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with the first and last names being more prominent.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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