

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
AUDUBON PLACE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

AUDUBON PLACE HOMEOWNERS 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 Audubon Place;
- (2) the name of the Association is Audubon Place Homeowners Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Brazoria County, Texas, as follows:
 - (a) Audubon Place, Section One, under Volume 20, Pages 119-120;
 - (b) Audubon Place, Section One Replat, under Volume 20, Page 195;
 - (c) Audubon Place, Section One Partial Replat, under Volume 21, Pages 9-10;
 - (d) Audubon Place, Section Two, under Volume 21, Pages 253-254;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Brazoria County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions, and Restrictions for Audubon Place, Section One, under Document No. 1998047501;
 - (b) First Amendment to Declaration for Audubon Place, Section One, under Document No. 2002001991;
 - (c) Second Amendment to Declaration for Audubon Place Homeowners Association, under Document No. 2011033780;
 - (d) Third Amendment to Declaration for Audubon Place Homeowners Association, under Document No. 2011051303;
 - (e) Fourth Amendment to Declaration for Audubon Place Homeowners Association, under Document No. 2014029285;
- (5) the name and mailing address of the Association is:

- (a) Audubon Place Homeowners Association, Inc., c/o Rise Association Management Group, 3131 Eastside Street, Suite 130, Houston, Texas 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, Texas 77098;
- (b) (713) 936-9200;
- (c) Support@riseamg.com;

(7) The Association's website address is:

<https://www.riseamg.com>

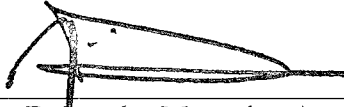
(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Transfer Fee: \$250.00;
- (b) Questionnaire Fee: \$400.00;
- (c) Resale Certificate Fee: \$375.00;
- (d) Statement of Account: \$175.00
- (e) Additional Rush Fee: \$100.00.

(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.

[CERTIFICATION AND NOTARY BLOCK BELOW]

SIGNED THIS 1 DAY OF June, 2024.

By: , on behalf of
Jason Delgado, Managing Agent for
Audubon Place Homeowners Association, Inc.

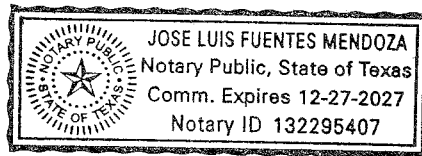
Jason Delgado
Print Name

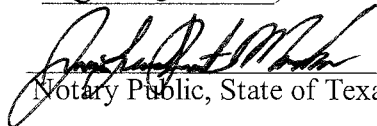
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BEFORE ME, the undersigned authority, on this day personally appeared Jason Delgado, of Rise Association Management Group Inc., Managing Agent for Audubon Place Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 1st day of June, 2024.

E-RECORDED BY:
HOLTTOLETT, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024




Notary Public, State of Texas

FILED and RECORDED

Instrument Number: 2024022721

Filing and Recording Date: 05/29/2024 08:41:00 AM Pages: 4 Recording Fee: \$33.00

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.

ccclerk-emily