

ALDEANA COMMUNITY ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
 COUNTY OF BRAZORIA §

The undersigned, being the Managing Agent for Aldeana Community Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "Association"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

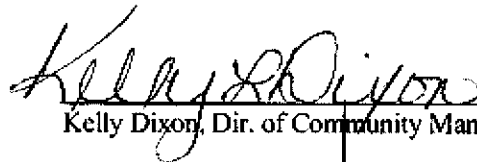
1. Name of Subdivision: The name of the subdivision is Aldeana.
2. Name of Association: The name of the Association is Aldeana Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Aldeana, Section One (1), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2025009791 of the Plat Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions, and Restrictions for Aldeana.
 - b. Recording Information:
 - (1) Brazoria County Clerk's File No. 2025012020.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Aldeana Community Association, Inc. c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.
6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Kelly Dixon, Director of Community Management c/o Inframark. Address: 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: communitymanagement@inframark.com.
7. Association Website: The Association's Dedicatory Instruments are available to Members online at: <https://home.inframark.com/?c=298>.
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate Fee	\$ 375.00
Updated Resale Certificate Fee	\$ 75.00
Transfer Fee	\$ 275.00
Refinance Fee	\$ 100.00
Rush Fee	\$185.00 for 1 day; \$150.00 for 3 days; \$125.00 for 5 days
Capitalization Fee [Declaration Article XIV, Section D]	Each Grantee (other than Builders) acquiring title to a Lot agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment rate. The 2025 Capitalization Fee for Grantee, other than Builder, is \$750.00. The Capitalization Fee payable by Builders acquiring title to a Lot is an amount equal to 50% of the then-current Annual Assessment rate. The 2025 Capitalization Fee for Builders is \$375.00. The Capitalization Fee is payable to the Association on the date of transfer of title to a Lot. Some exemptions may apply. The Capitalization Fee must be verified by the Association.

Executed on this 6 day of May, 2025.

ALDEANA COMMUNITY ASSOCIATION, INC.

By: Inframark, Managing Agent


Kelly Dixon, Dir. of Community Management

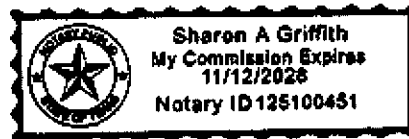
*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
 COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 6 day of May, 2025 personally appeared Kelly Dixon, Dir. of Community Management for Inframark, Managing Agent for Aldeana Community Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Sharon A. Griffith

Notary Public in and for the State of Texas



1. The first part of the document is a letter from the author to the editor, dated 10/10/2024.

2. The second part is a letter from the editor to the author, dated 10/10/2024.

3.

4.

FILED and RECORDED

Instrument Number: 2025021118

Filing and Recording Date: 05/06/2025 04:08:45 PM Pages: 5 Recording Fee: \$37.00

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.

cclerk-sierra