

M.E.C.A MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Magnolia Estates Community 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: **Magnolia Estates Community Association, Inc. (M.E.C.A)**

Name of the Association: **Magnolia Estates Community Association, Inc. (M.E.C.A)**

Recording Data for Association:

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

- (a) Map/Plat records: File No. 2002012173, File No. 2006080716, File No. 2003082844

Recording Data for Restrictions:

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

- (a) The Declaration of Covenants, Conditions and Restrictions, under Galveston County Clerk's File No. 2002050538, along with any amendments or supplements thereto;
- (b) Resolution Regarding Fence Guidelines, under Galveston County Clerk's File No. 2016018790, along with any amendments or supplements thereto;
- (c) Resolution for Covenants Compliance Inspection, under Galveston County Clerk's File No. 2010058667, along with any amendments or supplements thereto;
- (d) Amendment to Declaration of Covenants, Conditions and Restrictions, under Galveston County Clerk's File No. 2007075163, along with any amendments or supplements thereto;
- (e) Declaration of Annexation, under Galveston County Clerk's File No. 2007001096, along with any amendments or supplements thereto;
- (f) Declaration of Covenants, Conditions and Restrictions, under Galveston County Clerk's File No. 2005038668, along with any amendments or supplements thereto;
- (g) Annexation of Magnolia Estates Section Two, under Galveston County Clerk's File No. 2003085192, along with any amendments or supplements thereto;
- (h) Articles of Incorporation and Bylaws, under Galveston County Clerk's File No. 2002073987, along with any amendments or supplements thereto;
- (i) Declaration of Covenants, Conditions, and Restrictions, under Galveston County Clerk's File No. 9454125, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

Magnolia Estates Community Association, Inc (M.E.C.A)
c/o Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

832-864-1200

customerservice@houcomm.com

Website Address of the Association

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: \$95

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 20 day of December 2022

Magnolia Estates Community Association, Inc. (M.E.C.A.), acting
by and through its managing agent, Houston Community
Management Services

Tracy Downs

Tracy Downs, President of Operations

STATE OF TEXAS §
COUNTY OF ~~Galveston~~ §

Harris

This instrument was acknowledged before me on the 20 day of December 2022 by Tracy Downs, President of Operations with Houston Community Management Services, the managing agent for Magnolia Estates Community Association, Inc. (M.E.C.A), a Texas nonprofit corporation, on behalf of such corporation.

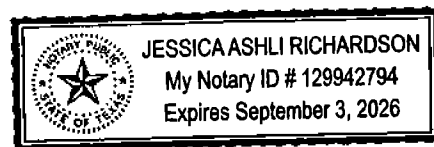
Jessica Richardson

Jessica Richardson

Notary Public, State of Texas

When recorded return to:

**Houston Community Management
17049 El Camino Real #100
Houston, TX. 77058**



FILED AND RECORDED

Instrument Number: 2022076231

Recording Fee: 30.00

Number Of Pages: 3

Filing and Recording Date: 12/22/2022 8:47AM

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 a large, sweeping flourish at the end.

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.*