

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**MANAGEMENT CERTIFICATE OF
PEARLAND ESTATES COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

Pursuant to Tex. Prop. Code chs. 202 and 209, the undersigned officer of Pearland Estates Community Association, Inc., the property owner's association for Pearland Estates, a residential subdivision in Brazoria County, Texas, (the "Subdivision") submits this Management Certificate of Pearland Estates Community Association, Inc.

1. The name of the Subdivision is Pearland Estates.
2. The name of the association for the Subdivision is Pearland Estates Community Association, Inc. ("Association").
3. The plats for the Subdivision are recorded in the Official Public Records of Brazoria County, Texas, as follows:

 The Amending Plat of Final Plat of Pearland Estates, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Instrument No. 2014023310.
4. The Declaration for the Subdivision has been recorded in the Official Public Records of Brazoria County, Texas, under County Clerk's Instrument No. 2014019401 herein after referred to as "Declaration".
5. The mailing address of the Association, and the name and mailing address of the person managing the Association, is c/o LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217, attn: Jordan Cook; jcook@lpidev.net; (281) 947-8675. The current transfer fee for the transfer of any Lot in the Association is \$200.00.
6. True and correct copies of the Certificate of Formation and Bylaws have been recorded in the Official Public Records of Brazoria County, Texas under Instrument No. 2014028042.

7. The Architectural and Landscape Design Guidelines are filed under Brazoria County Clerk's Document Number 2007013618.

8. True and correct copies of the current Document Retention Policy, Document Production and Copying Policy and Exterior Maintenance Policy are attached to that certain Management Certificate recorded at Brazoria County Clerk's File No. 2019037577.

9. True and correct copies of the current Delinquency Collection Policy, Alternative Payment Schedule, Collection Referral Policy, Rental and Lease Policy, Architectural Review Authority and Appeals Policy, Bid Solicitation Policy, and Deed Restriction Violation Dispute Policy are attached hereto. Any and all policies or guidelines of the same name being adopted by the is section 9 are hereby revoked and of no force or effect.

Signed this 9 day of September, 2021.

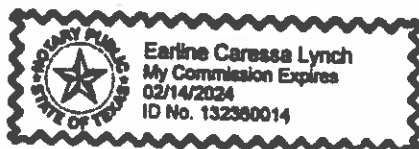
PEARLAND ESTATES COMMUNITY
ASSOCIATION INC.

By: Heather Gorsuch
Name: Heather Gorsuch
Title: Secretary

STATE OF TEXAS

COUNTY OF BRAZORIA

This instrument was acknowledged before me on the 9th day of September, 2021
by Heather Gorsuch, Secretary of Pearland Estates Community
Association, Inc. a Texas not for profit corporation, on behalf of said not for profit corporation



Earline Carressa Lynch
Notary Public in and for the State of Texas