

**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  
SEDONA COMMUNITY ASSOCIATION

THE STATE OF TEXAS           §  
  §  
COUNTY OF GALVESTON       §

Pursuant to Tex. Prop. Code chs. 202 and 209, including Tex. Prop. Code sec. 209.004(a-1), the undersigned officer of Sedona Community Association, the property owners' association for Sedona, a residential subdivision in League City, Galveston County, Texas, (the "Subdivision") submits this Management Certificate of Sedona Community Association.

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

The Plat of Sedona recorded at Galveston County Clerk's Instrument No. 2008042159, Volume 2008A, Map 89, in the Map or Plat Records of Galveston County, Texas, hereinafter "Sedona, Section 1"; and

The Plat of Sedona, Section 2, recorded at Plat Record 2010-A, Map 77, in the Map or Plat Records of Galveston County, Texas, hereinafter "Sedona, Section 2"; and

The Plat of Sedona, Section 3, recorded at Plat Record 2013-A, Map 6, in the Map or Plat Records of Galveston County, Texas, hereinafter "Sedona, Section 3"; and

The Plat of Sedona, Section 4, recorded at Plat Record 2014-A, Map 68, in the Map or Plat Records of Galveston County, Texas, hereinafter "Sedona, Section 4"; and

The Plat of Sedona, Section 5, recorded at Instrument No. 2016055269, in the Map or Plat Records of Galveston County, Texas, hereinafter "Sedona, Section 5"; and

The Plat of Sedona, Section 6, Phase 1, recorded at Instrument No. 2019045899, in the Map or Plat Records of Galveston County, Texas, hereafter "Sedona, Section 6 Phase 1."

The Plat of Sedona, Section 6, Phase 2, recorded at Instrument No. 2020041814, in the Map or Plat Records of Galveston County, Texas, hereafter "Sedona, Section 6 Phase 2."

4. The Subdivision presently consists of Sedona, Section 1; Sedona, Section 2; Sedona, Section 3; Sedona, Section 4; Sedona, Section 5; Sedona, Section 6 Phase 1, and Sedona Section 6, Phase One

5. The following sections have been added and annexed into the jurisdiction and authority of the Association:

Sedona, Section 2, has been added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Sedona, Section 1, and the Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Sedona, Section 1, by that certain Annexation and Notice of Application filed of record in the Real Property Records of Galveston County, Texas, under Galveston County Clerk's Instrument No. 2010063045, filed December 21, 2010 and acknowledged by that certain Acknowledgment and Approval of Application and Annexation filed in the Real Property Records of Galveston County, Texas, under Galveston County Clerk's Instrument No. 2013060285, filed September 20, 2013;

Sedona, Section 3, has been added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Sedona, Section 1, and the Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Sedona, Section 1, by that certain Annexation and Notice of Application filed of record in the Real Property Records of Galveston County, Texas, under Galveston County Clerk's Instrument No. 2013008170, filed February 8, 2013;

Sedona, Section 4, has been added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Sedona, Section 1, and the Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Sedona, Section 1, by that certain Annexation and Notice of Application filed of record in the Real Property Records of Galveston County, Texas, under Galveston County Clerk's Instrument No. 2014041554, filed July 25, 2014; and

Sedona, Section 5, has been added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Sedona, Section 1, and the Amended Declaration

of Reservations, Easements, Restrictions, Covenants and Conditions for Sedona, Section 1, by that certain Annexation and Notice of Application filed of record in the Real Property Records of Galveston County, Texas, under Galveston County Clerk's Instrument No. 2016059808, filed September 29, 2016.

Sedona, Section 6, Phase 1 has been added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Sedona, Section 1, and the Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Sedona, Section 1, by that certain Annexation and Notice of Application filed of record in the Real Property Records of Galveston County, Texas, under Galveston County Clerk's Instrument No. 2019047646, filed August 29, 2019.

Sedona, Section 6, Phase 2 has been added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Sedona, Section 1, and the Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Sedona, Section 1, by that certain Annexation and Notice of Application filed of record in the Real Property Records of Galveston County, Texas, under Galveston County Clerk's Instrument No. 2020043677, filed July 23, 2020.

6. The Declaration of Reservations, Easements, Restrictions, Covenants and Conditions applicable to Sedona, Section 1, has been recorded in the Real Property Records of Galveston County, Texas, under County Clerk's Instrument No. 2008043489. The Amended Declaration of Reservations, Easements, Restrictions, Covenants and Conditions applicable to Sedona, Section 1, and Sedona, Section 2, has been recorded in the Real Property Records of Galveston County, Texas, under County Clerk's Instrument No. 2008063662.

7. The contact information of the Association and of the person managing the Association, is LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217, attn: Jordan Cook, (281) 947-8675, [jcook@lpidev.net](mailto:jcook@lpidev.net), [lpipropertymanagement.com](http://lpipropertymanagement.com). The current transfer fee for the transfer of any Lot in the Association is \$200.00.

8. True and correct copies of the Articles of Incorporation and By-laws of the Association have been recorded in the Real Property Records of Galveston County, Texas under Instrument No. 2009003687. A true and correct copy of the Amendment to By-laws of Sedona Community Association is attached to that certain Management Certificate recorded in the Official Records of Galveston County, Texas under Instrument No. 2021014814.

9. That certain Late Fee Policy dated effective January 1, 2011, and that certain Collection Policy dated effective January 1, 2011, attached to that certain Management Certificate of Sedona Community Association recorded in the Official Records of Galveston County, Texas at Instrument 2011020178 are hereby revoked. That certain Alternative Payment Schedule Policy dated

December 21, 2011, that certain Collection Referral Policy dated December 21, 2011, and that certain Delinquency Collection Policy dated December 21, 2011 attached to that certain Management Certificate of Sedona Community Association recorded in the Official Records of Galveston County, Texas under Instrument No. 2011064853 were previously revoked. True and correct copies of the current Alternative Payment Schedule Policy, and Collection Referral Policy are attached to that certain Management Certificate of Sedona Community Association recorded in the Official Records of Galveston County, Texas under Instrument No. 2016009344.

10. That certain Delinquency Collection Policy dated February 16, 2016 attached to that certain Management Certificate of Sedona Community Association recorded in the Official Records of Galveston County, Texas under Instrument No. 2016009344 was previously revoked. That certain Delinquency Collection Policy dated October 18, 2018 attached to that certain Management Certificate of Sedona Community Association recorded in the Official Records of Galveston County, Texas under Instrument No. 2018 066463 is hereby revoked. A true and correct copy of the current Community Fence Maintenance Policy and Political Sign Policy is attached to that certain Management Certificate recorded in the Official Records of Galveston County, Texas under Instrument No. 2021014814. A true and correct copy of the current Exterior Maintenance Guidelines, Deck and Pool Policy and Solar Panel Policy are attached to that certain Management Certificate recorded at Galveston County Clerk's Instrument No. 2021056036.

11. A true and correct copy of the current Delinquency Collection Policy, Collection Referral Policy, Alternative Payment Schedule, Bid Solicitation Policy, Rental and Lease Policy, Deed Restriction Violation Dispute Resolution Policy, and Architectural Review Authority and Appeals Policy are attached hereto. Any and all other policies of the same name recorded prior to any foregoing attached policy is hereby revoked.

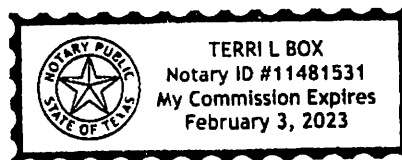
Signed this 17 day of January, 2027.

SEDONA COMMUNITY ASSOCIATION

By: [Signature]  
Name: John Coody  
Title: President

STATE OF TEXAS                   §  
   §  
COUNTY OF GALVESTON       §

This instrument was acknowledged before me on the 17 day of January, 2027 by John Coody, President of Sedona Community Association, a Texas non-profit corporation, on behalf of said non-profit corporation. [Signature]



Notary Public in and for the State of Texas