

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE OF
SOUTHDOWN VILLAGE COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

SOUTHDOWN VILLAGE COMMUNITY 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 Southdown Village;
- (2) the name of the Association is Southdown Village Community Association, Inc.;
- (3) the subdivision is recorded in the Map Records of Harris County, Texas, along with any supplements, amendments, additions and annexations thereto, as follows:

- (a) Copperfield Southdown Village, Section 1, under Volume 288, Page 84;
- (b) Copperfield Southdown Village, Section 2, under Volume 315, Page 133;
- (c) Copperfield Southdown Village, Section 3, under Volume 320, Page 20;
- (d) Copperfield Southdown Village, Section 4, under Volume 320, Page 142;
- (e) Copperfield Southdown Village, Section 5, under Volume 338, Page 122;
- (f) Copperfield Southdown Village, Section 6, under Volume 341, Page 59;
- (g) Copperfield Southdown Village, Section 7, under Volume 342, Page 98;
- (h) Copperfield Southdown Village, Section 8, under Volume 344, Page 84;

- (4) the Declarations are recorded in the Real Property Records of Harris County, Texas as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Copperfield Southdown Village, Section One, filed in the Real Property Records of Harris County, Texas under Clerk's File No. G131238;

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- (b) First Amendment to Declaration of Covenants, Conditions and Restrictions for Copperfield Southdown Village, Section One, filed in the Real Property Records of Harris County, Texas under Clerk's File No. G302041;
- (c) Annexations to Declaration filed in the Real Property Records of Harris County, Texas, under Clerk's File Nos. J161604, J239612 and J279637;
- (d) Annexations to Declaration filed in the Real Property Records of Harris County, Texas, under Clerk's File Nos. K093478, K748842 and K471198;
- (e) Annexation to Declaration filed in the Real Property Records of Harris County, Texas, under Clerk's File No. J245073;
- (f) Annexation to Declaration filed in the Real Property Records of Harris County, Texas, under Clerk's File No. L154017;
- (g) Annexation to Declaration filed in the Real Property Records of Harris County, Texas, under Clerk's File No. L810578
- (h) Annexation to Declaration filed in the Real Property Records of Harris County, Texas, under Clerk's File No. M003944;
- (i) Annexation to Declaration filed in the Real Property Records of Harris County, Texas, under Clerk's File No. M370835;
- (j) Bylaws under Clerk's File No. 20090264584;
- (k) Articles of Incorporation, under Clerk's File No. 20070271908;
- (l) Global Deviation Regarding Approved Fence Height, under Clerk's File No. 20090107424;
- (m) Certification; Books and Records Production Policy, Payment Plan Policy, Records Retention Policy, and Resolution of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's File No. 20110157453;
- (n) Resolution Exterior Maintenance Guidelines, under Clerk's File No. 20090314446;
- (o) Architectural Guidelines, under Clerk's File No. 20100006417;
- (p) Resolution Regarding Height of Approved Play Structures, under Clerk's File No. 20100237263;
- (q) Amendment to Bylaws, under Clerk's File No. 20150239867;

(5) The name and mailing address of the Association is:

(a) Southdown Village Community Association, Inc. c/o Inframark Management Services, P.O. Box 327 Dept 2, Houston TX 77001.

(6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Inframark Management Services, P.O. Box 327 Dept 2, Houston TX 77001.

(b) Community Manager: Kelly Dixon

(c) communitymanagement@inframark.com

(7) The Association's website address is:

(a) <https://home.inframark.com/?c=418>

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

(a) Transfer Fee: \$275.00

(b) Resale Cert Fee: \$375.00

(c) Updated Resale Cert Fee: \$75.00

(d) Rush Fee:

a. \$185.00 for 1 day rush

b. \$150.00 for 3 day rush

c. \$125.00 for 5 day rush

(e) Refinance Fee: \$100.00

SIGNED THIS 5 DAY OF November, 2024.

By Kelly R Dixon
Kelly Dixon, on behalf of Inframark Management Services,
Managing Agent for Southdown Village Community Association, Inc

Kelly L Dixon
Print Name

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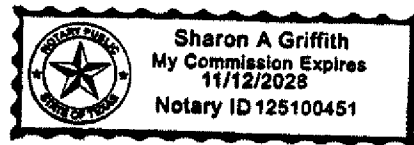
STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on the 5 day of Nov., 2024, by Kelly L. Dixon, of Inframark Management Services, Managing Agent for Southdown/Village Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Sharon A. Griffith
Notary Public, State of Texas



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Pages 5
11/07/2024 02:23 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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