SEDONA LAKES HOMEOWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Sedona Lakes Homeowners' Association** (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: Sedona Lakes.

Name of the Association: Sedona Lakes Homeowners' Association.

Recording Data for Association:

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

(a) Sedona Lakes, Section One (1), a Subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2009008981, and of the Plat Records of Brazoria County, Texas;
(b) Sedona Lakes, Section Two (2), a Subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2009009039, and of the Plat Records of Brazoria County, Texas;
(c) Sedona Lakes, Section Three (3), a Subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2009008968, and of the Plat Records of Brazoria County, Texas;
(d) Sedona Lakes, Section Four (4), a Subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2013045277, and of the Plat Records of Brazoria County, Texas;
(e) Sedona Lakes, Section Five (5), a Subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2014003148, and of the Plat Records of Brazoria County, Texas;
(f) Sedona Lakes, Section Six (6), a Subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2014003154, and of the Plat Records of Brazoria County, Texas;
(g) Sedona Lakes, Section Seven (7), a Subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2015034375, and of the Plat Records of Brazoria County, Texas;
(h) Sedona Lakes, Section Eight (8), a Subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2015039584, and of the Plat Records of Brazoria County, Texas;
(i) Sedona Lakes, Section Nine (9), a Subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2017003498, and of the Plat Records of Brazoria County, Texas;
(j) Replat of Lot 2, 3 and 4, Block 1, Sedona Lakes, Section Nine (9), a Subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2018033575, and of the Plat Records of Brazoria County, Texas;
(k) Sedona Lakes, Section Ten (10), a Subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2018062313, and of the Plat Records of Brazoria County, Texas.

Recording Data for Restrictions:

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

(a) Declaration of Covenants, Conditions and Restrictions for Sedona Lakes, recorded under Brazoria County Clerk's Document No. 2008057337, along with any amendments or supplements thereto;
(b) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sedona Lakes, recorded under Brazoria County Clerk's Document No. 2009044062, along with any amendments or supplements thereto;

(c) Certificate of Formation for Sedona Lakes Homeowners' Association, under Clerk's Document No. 2009018287;
(d) By-Laws of Sedona Lakes Homeowners' Association, under Clerk's Document No. 2009018288;
(e) Association's Architectural Control Committee Guidelines for Sedona Lakes Homeowners' Association, under Clerk's Document No. 2010031305;
(f) Resolution of Sedona Lakes Homeowners' Association, Inc. Regarding Collection Rules & Installment Plan Guidelines, under Clerk's Document No. 2011053105;
(g) Resolution of Sedona Lakes Homeowners' Association, Inc. Regarding Document Production and Copying Policy, under Clerk's Document No. 2011053106;
(h) Resolution of Sedona Lakes Homeowners' Association, Inc. Regarding Document Retention Policy, under Clerk's Document No. 2011053107;
(i) Resolution Regarding Deed Restriction Enforcement for Sedona Lakes Homeowners' Association, under Clerk's Document No. 2011053108;
(j) Supplemental Declaration for Sedona Lakes, under Clerk's Document No. 2013046617;
(k) Supplemental Declaration for Sedona Lakes, under Clerk's Document No. 2013048433;
(l) Supplemental Declaration for Sedona Lakes, under Clerk's Document No. 2013048898;
(m) Supplemental Declaration for Sedona Lakes, under Clerk's Document No. 2013048899;
(n) Supplemental Declaration for Sedona Lakes, under Clerk's Document No. 2014005516;
(o) Supplemental Declaration for Sedona Lakes, under Clerk's Document No. 2015036819;
(p) Supplemental Declaration for Sedona Lakes, under Clerk's Document No. 2015043706;
(q) Supplemental Declaration for Sedona Lakes, under Clerk's Document No. 2017004944;
(r) First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Sedona Lakes Homeowners Association, under Clerk's Document No. 2017018970;
(s) First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sedona Lakes (Reserve Contribution), under Clerk's Document No. 2017023203;
(t) Sedona Lakes Homeowners' Association – Covenant Enforcement and Filing Policy, under Clerk's Document No. 2017003833;
(u) Notice of Filing of Dedicatory Instruments for Sedona Lakes Homeowners Association, under Clerk's Document No. 2018045940;
(v) Supplemental Declaration for Sedona Lakes, under Clerk's Document No. 2019000020;
(w) Sedona Lakes Homeowners Association, Inc. Covid-19 Policy – Amenities, under Clerk's Document No. 2020034541.

Name and Mailing Address for Association

Sedona Lakes Homeowners' Association
c/o Principal Management Group of Houston
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

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

Principal Management Group of Houston
c/o PMG Conveyance Department
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041
713-329-7100
webmaster@pmghouston.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: $45.00
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
Capital Contribution to Reserve Fund by any purchaser of a Lot from an Owner other than the Declarant will be 50% current Residential Assessment Rate.

Executed on this the 7th day of January, 2022

Sedona Lakes Homeowners' Association, acting by and through its managing agent, Principal Management Group of Houston

Surina Wright Vice President

STATE OF TEXAS §
§ COUNTY OF
HARRIS §

This instrument was acknowledged before me on the 7th day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Sedona Lakes Homeowners' Association, a Texas nonprofit corporation, on behalf of such corporation.

Notary Public, State of Texas

When recorded return to:
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

FILED and RECORDED

Instrument Number: 2022003883

Filing and Recording Date: 01/20/2022 12:28:22 PM Pages: 5 Recording Fee: $38.00

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.

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-cynthia