

Management Certificate

In compliance with Tex. Prop. Code, Title 11 Section 209.004

STATE OF TEXAS §
 §
 COUNTY OF BRAZORIA §

I, Robert R. Johnson am an employee of the property management company for the Association filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Common Name of Subdivision: Southwyck Section Four (IV), Southwyck Section 7 (VII), Southwyck Section Eight (VIII), Phase One, Phase Two and Phase Three, Southwyck Section Nine (9) Phase One and Phase Two

Legal Name of Association: Southwyck, Section IV Homeowners' Association

Website: www.southwyck4.com

The governing documents for the Association are as follows:¹

NAME	FILING NUMBER	DATE OF FILING
Articles of Incorporation of Southwyck, Section IV Homeowners Association	Not filed in BC	
General Warranty Deed (Original Deed into General Homes)	1983017588	05/26/83
Final Plat – Southwyck, Section IV	1984021576	06/15/84
Declaration of Covenants, Conditions and Restrictions (Section IV)	1984027027	07/24/84
Replat – Southwyck Section IV	1984036142	10/01/84
Final Plat – Southwyck, Section VII	1985010475	04/01/85
Declaration of Covenants, Conditions and Restrictions (Section VII)	1985011014	04/04/85
First Amendment to Declaration of Covenants, Conditions and Restrictions (Section VII)	1985021305	06/25/85
First Amendment to Declaration of Covenants, Conditions and Restrictions (Section IV)	1985157900	07/11/85
Certificate of Merger for Southwyck, Section IV Homeowners Association (Section VII into Southwyck Section IV Homeowners' Association)	1985026440	08/02/85
Replat of Southwyck Section VII	1985027855	08/12/85
Replat – Southwyck Section IV	1985027853	08/12/85
Special Warranty Deed (3.3954 Acre Park Site – Southwyck, Section VII, aka "Morgan Pool and Park")	1986017831	05/23/86
Second Amendment to Declaration of Covenants, Conditions and Restrictions (Section IV)	1987001057	01/09/87
Second Amendment to Declaration of Covenants, Conditions and Restrictions (Section VII)	1987001059	01/09/87
Declaration of Covenants, Conditions and Restrictions (Section VIII)	1987025106	06/22/87
Final Plat – Southwyck Section Eight	1987023772	07/10/87
Annexation Agreement – Southwyck Community Association, Inc. (Annexation of Section VIII into Southwyck Section IV Homeowners' Association)	1987025310	07/23/87

¹ Note: Southwyck Section IV Homeowner's Association is one of two (2) active associations with controlling financial and deed restriction interests in the homes platted into the sections described hereinabove, and in the documents referenced herein. Further inquiry regarding additional assessments, costs, fees or other expenses must be made to Southwyck Community Association, Inc.

Special Warranty Deed (Southwyck Section VIII – Transfer Between Developers)	1993036170	10/05/93
Assignment of Rights and Designation of Declarant (Section IV)	1994025748	07/11/94
Plat – Southwyck Section Eight Phase One	1994043912	12/12/94
Plat – Southwyck, Section Nine, Phase One	1996009887	03/25/96
Plat – Southwyck, Section VIII, Phase Two	1996012598	04/15/96
Declaration of Covenants, Conditions and Restrictions for Southwyck, Section Nine (9)	1996017911	05/24/96
Southwyck Section Nine (9) Annexation Agreement (Annexation of Section IX)	1996017912	05/24/96
Plat – Southwyck, Section Nine, Phase Two	1997010469	03/27/97
Annexation Agreement for Southwyck Section Nine (9), Phase Two (2)	1997032579	09/15/97
Affidavit Concerning Irrigation Canals (Silverlake)	1997035734	10/06/97
Plat – Southwyck, Section VIII, Phase Three	1997043765	12/12/97
Warranty Deed (Section IX, Phase 2 Common Elements into Southwyck Section IV Homeowners' Association)	1999044093	09/27/99
Warranty Deed (Section IX, Phase 1 Common Elements into Southwyck Section IV Homeowners' Association)	1999044094	09/27/99
Agreement Concerning Sharing of Certain Costa and the Use of Park Facilities	1999057876	12/30/99
First Amendment to Declaration of Covenants, Conditions and Restrictions (Section IX)	2002016682	04/08/02
Special Warranty Deed (Restricted Reserves "A" and "B" out of Section VIII into Southwyck Section IV Homeowners' Association)	2002042729	08/19/02
Partial Assignment of Declarant Rights for the Silverlake Subdivision	2007035412	06/22/07
Affidavit of Filing – Metal Roof Guidelines	2010054907	12/29/10
Additional Dedicatory Instruments for Southwyck Section IV Homeowners' Association, Inc. (Second Amendment to By-Laws)	2011047623	11/18/11
Amended, Consolidated and Restated Bylaws of Southwyck, Section IV Homeowners' Association	2012044111	09/28/12
Supplement to Architectural Control Committee Guidelines	2012049214	10/29/12
Supplemental Amendment to Architectural Control Guidelines	2014009548	03/14/14
Affidavit in Compliance with Section 202.006 of Title 11 of the Texas Property Code (Reinstated Resolution Regarding DR Enforcement – Section IV)	2015029951	06/29/15
Affidavit in Compliance with Section 202.006 of Title 11 of the Texas Property Code (Collection and Installment Plan Resolution – Section IV)	2016014942	04/04/16

Additional fees which may include fees for items such as collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance are set by the Association's management company.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and address of the Association's managing agent:

Principal Management Group of Houston, Inc.
11000 Corporate Centre Drive, Suite 150
Houston, TX 77041
Telephone (713) 329-7100

Legal Counsel for the Association is as follows:

LAMBRIGHT ★ MCKEE
2603 Augusta, Suite 1100
Houston, Texas 77057
Telephone (713) 840-1515
Facsimile (713) 840-1521

Date: 12/20/18

By: Rachel Richmond
Rachel Richmond, Association Manager

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the 20 day of December, 2018
by Rachel Richmond, the Association Manager, on behalf of the Association.

Jennifer Hidalgo
Notary Public in and for the State of Texas

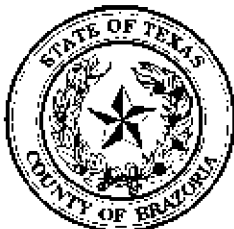


FILED and RECORDED

Instrument Number: 2019005143

Filing and Recording Date: 02/04/2019 03:55:24 PM Pages: 4 Recording Fee: \$34.00

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.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

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-jessie