



**MANAGEMENT CERTIFICATE
FOR
BARRINGTON PLACE HOMEOWNERS' ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BARRINGTON PLACE HOMEOWNERS' ASSOCIATION, a subdivision in Fort Bend County, and a Texas non-profit corporation, files this Management Certificate, pursuant to §209.004 of the Texas Property Code, as follows:

- (1) **NAME OF SUBDIVISION:** The name of the subdivisions are Barrington Place, Section One, Section Two, Section Three, Section Four, Section Five-B and Gateway Community;
- (2) **NAME OF ASSOCIATION:** The name of the association is Barrington Place Homeowners' Association;
- (3) **RECORDING DATA FOR SUBDIVISION:** The subdivisions are recorded with the Map and Plat Records of Fort Bend County, Texas as follows:
 - (a) Barrington Place, Section One, Subdivision, Fort Bend County, Texas according to the Map or Plat thereof recorded under Volume 29, Page 20, and Slides 486A, 486B and 838A (and any additions, supplements, or replats thereto);
 - (b) Barrington Place, Section Two, Subdivision, Fort Bend County, Texas according to the Map or Plat thereof recorded under Slides 592B, 593A, 593B, 594A, 728B, 778A, 778B, 838B, 839A, and 839B (and any additions, supplements, or replats thereto);
 - (c) Barrington Place, Section Three, Subdivision, Fort Bend County, Texas according to the Map or Plat thereof recorded under Slides 594B, 595A, 729A, 729B, and 860A, (and any additions, supplements, or replats thereto);
 - (d) Barrington Place, Section Four, Subdivision, Fort Bend County, Texas according to the Map or Plat thereof recorded under Slides 801B, 802A, 802B, 840A, 840B, 841A, 925B, 926A, and 926B (and any additions, supplements, or replats thereto);

- (e) Barrington Place, Section Five-B, Subdivision, Fort Bend County, Texas according to the Map or Plat thereof recorded on Slides 1098A and 1098B, (and any additions, supplements, or replats thereto); and
 - (f) Gateway Community under Slides No 1517 A and 2158A (and any additions, supplements, or replats thereto).
- (4) **RECORDING DATA FOR DECLARATIONS:** The Original Declarations and amendments to the Declarations for the Association recorded with the Real Property Records of Fort Bend County, Texas, are as follows:
- (a) Declaration of Covenants, Conditions and Restrictions, Barrington Place Section I, under Clerk's File No 39462, Vol. 1082, Pgs. 267-292 (and any amendments or supplements thereto, including the following):
 - a. First Amendment to Declaration of Covenants, Conditions and Restrictions. Section I, under Clerk's File No. 60673, Vol. 1342, Pgs. 317-322;
 - b. Second Amendment to Declaration of Covenants, Conditions and Restrictions. Section I, under Clerk's File No. 23450, Vol. 1441, Pgs. 572-608;
 - c. Third Amendment to Declaration of Covenants, Conditions and Restrictions. Section I, under Clerk's File No. 8558040, Vol. 1802, Pgs. 155-162;
 - d. Fourth Amendment to Declaration of Covenants, Conditions and Restrictions. Section I, under Clerk's File No. 8701303, Vol. 1910, Pgs. 375-380;
 - e. Fifth Amendment to Declaration of Covenants, Conditions and Restrictions. Section I, under Clerk's File No. 8910295, Vol. 2106, Pgs. 820-824.
 - (b) Declaration of Covenants, Conditions and Restrictions, Barrington Place Section II, under Clerk's File No 46583, Vol. 1291, Pgs. 643-668 (and any amendments or supplements thereto, including the following):
 - a. First Amendment to Declaration of Covenants, Conditions and Restrictions. Section II, under Clerk's File No. 60672, Vol. 1342, Pgs. 311-316;
 - b. Second Amendment to Declaration of Covenants, Conditions and Restrictions. Section II, under Clerk's File No. 23451, Vol. 1441, Pgs. 610-646;
 - c. Third Amendment to Declaration of Covenants, Conditions and Restrictions. Section II, under Clerk's File No. 8558039, Vol. 1802, Pgs. 147-154;
 - d. Fourth Amendment to Declaration of Covenants, Conditions and Restrictions. Section II, under Clerk's File No. 8701302, Vol. 1910, Pgs. 369-373;
 - e. Fifth Amendment to Declaration of Covenants, Conditions and Restrictions. Section II, under Clerk's File No. 8910296, Vol. 2106, Pgs. 825-829.

(c) Declaration of Covenants, Conditions and Restrictions, Barrington Place Section III, under Clerk's File No 46584, Vol 1291, Pgs. 669-694 (and any amendments or supplements thereto, including the following):

- a. First Amendment to Declaration of Covenants, Conditions and Restrictions. Section III, under Clerk's File No. 60671, Vol. 1342, Pgs. 305-310;
- b. Second Amendment to Declaration of Covenants, Conditions and Restrictions. Section III, under Clerk's File No. 23452, Vol. 1441, Pgs. 648-684;
- c. Third Amendment to Declaration of Covenants, Conditions and Restrictions. Section III, under Clerk's File No. 8558041, Vol. 1802, Pgs. 163-170;
- d. Fourth Amendment to Declaration of Covenants, Conditions and Restrictions. Section III, under Clerk's File No. 8701301, Vol. 1910, Pgs. 363-367;
- e. Fifth Amendment to Declaration of Covenants, Conditions and Restrictions. Section III, under Clerk's File No. 8735699, Vol. 1953, Pgs. 1376-1382;
- f. Sixth Amendment to Declaration of Covenants, Conditions and Restrictions. Section III, under Clerk's File No. 8910297, Vol. 2106, Pgs. 830-833.

(d) Declaration of Covenants, Conditions and Restrictions, Barrington Place Section IV, under Clerk's File No 8654512 (and any amendments or supplements thereto, including the following):

- a. First Amendment to Declaration of Covenants, Conditions and Restrictions. Section IV, under Clerk's File No. 8910298, Vol. 2106, Pgs. 835-839.

(e) Declaration of Covenants, Conditions and Restrictions, Barrington Place Section V-B, under Clerk's File No 9218074, Vol. 2390, Pgs. 623-657 (and any amendments or supplements thereto);

(f) Declaration of Covenants, Conditions and Restrictions, Gateway Community, under Clerk's File No. V426418, Instrument 2001115236, Book 3914 Page 806, filed on 12-07-2011 (and any amendments or supplements thereto).

(5) **NAME AND MAILING ADDRESS OF ASSOCIATION:** the name of and the mailing address of the Association is:

Barrington Place Homeowners' Association
c/o MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, Texas 77478

(6) **NAME, MAILING ADDRESS, TELEPHONE NUMBER and EMAIL ADDRESS OF MANAGING AGENT OF ASSOCIATION:** The name, mailing

address, telephone number and email address of the managing agent of the Association is:

Angela Connell
c/o MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, Texas 77478

Phone: (713) 776-1771

Email: aconnell@mascapi.com

(7) **WEBSITE OF BARRINGTON PLACE HOMEOWNERS' ASSOCIATION:**

www.mascapi.com
www.barringtonplace.net
www.barringtonplace.sites.townsq.io

(8) **AMOUNT AND DESCRIPTION OF FEES CHARGED BY ASSOCIATION RELATING TO A PROPERTY TRANSFER IN THE SUBDIVISION:**

Resale Certificate Fee: \$375.00
Statement of Account or HOA Quote: \$150.00
Refinance Fee: \$75.00
Transfer Fee: \$250.00

(9) **OTHER ASSOCIATION INFORMATION:**

Notice of Partial Assignment of Architectural Control Barrington Place, **Section I** #8945212

Approval of Building Plans by Architectural Control Committee, Barrington Place, **Section I** #8629003

Annexation Agreement, Barrington Place, **Section I & III** #47696

Approval of Building Plans by Architectural Control Committee, Barrington Place, **Section I** #12258

Annexation Agreement, Barrington Place, **Section I & IV** #8654513

Assignment of Declarant' s Rights, Barrington Place, **Section I, II, III** #8546678

Approval of Building Plans by Architectural Control Committee, Barrington Place, **Section I & II** #8610877

Annexation Agreement, Barrington Place, **Section I & II** #47695

Approval of Building Plans by Architectural Control Committee, Barrington Place, **Section I, II & IV #8663329**

Approval of Building Plans by Architectural Control Committee, Barrington Place, **Section I, II & IV #8704102**

Approval of Building Plans by Architectural Control Committee, Barrington Place, **Section I, II & IV #8704937**

Approval of Building Plans by Architectural Control Committee, Barrington Place, **Section II #12259**

Approval of Building Plans by Architectural Control Committee, Barrington Place, **Section II #61857**

Approval of Building Plans by Architectural Control Committee, Barrington Place, **Section II #8533480**

Notice of Partial Assignment of Architectural Control, Barrington Place, **Section II #8945213**

Notice of Partial Assignment of Architectural Control, Barrington Place, **Section III #8945214**

Approval of Building Plans by Architectural Control Committee, **Section III #8710189**

Notice of Partial Assignment of Architectural Control, Barrington Place, **Section IV #8945215**

Annexation Agreement, Barrington Place, **Section Five-B #9218075**

Annexation Agreement, **Gateway Community# V426419**

Approval of Building Plans by Architectural Control Committee, **Gateway Community #2002014702**

Articles of Incorporation and Bylaws of Barrington Place Homeowners' Association recorded under certification dated December 29, 1999, and recorded under document 200000016 on January 3, 2000 in the Official Public Records of Fort Bend County, Texas.

First Amendment to the Bylaws dated September 1, 1998, and recorded under Document No 9879269 on September 30, 1998.

Revised Bylaws of Barrington Place Homeowners' Association, dated, approved, and adopted on October 18, 2011, as part of Certification dated October 18, 2011, and recorded under Document No. 2011105284 on October 21, 2011.

Payment Plan Policy, dated, approved and adopted on October 18, 2011, as part of Certification dated October 18, 2011, and recorded under Document No. 2011105284 on October 21, 2011.

Records Production and Copying Policy, dated, approved and adopted on October 18, 2011, as part of Certification dated October 18, 2011, and recorded under Document No. 2011105284 on October 21, 2011.

Records Retention Policy, dated, approved and adopted on October 18, 2011, as part of Certification dated October 18, 2011, and recorded under Document No. 2011105284 on October 21, 2011.

Clubhouse Rental Policy, dated, approved and adopted on October 18, 2011, as part of Certification dated October 18, 2011, and recorded under Document No. 2011105284 on October 21, 2011.

Summerfield Park Rules, dated, approved and adopted on October 18, 2011, as part of Certification dated October 18, 2011, and recorded under Document No. 2011105284 on October 21, 2011.

Garage Sales Policy, approved and adopted on November 18, 2015, and recorded on December 9, 2015, under instrument number 2015137928.

Concealed Handgun and Open Carry Handgun Policy at Barrington Place Homeowners' Association Clubhouse and Pool Facilities, approved and adopted on November 18, 2015, and recorded on December 9, 2015, under instrument number 2015137929.

Regulation of Standby Electric Generators Policy, approved and adopted on November 18, 2015, and recorded on December 9, 2015 under instrument number 2015137930.

Clubhouse Rental Policy, approved and adopted on December 15, 2016, and recorded on February 26, 2016, under instrument number 2016015496.

Release of Lis Pendens Requiring Certificate of Compliance for Sale under FBC Instrument 9879267, approved and adopted on February 21, 2107, recorded on March 29, 2017 under instrument number 2017029183.

Barrington Place Pool Rules approved and adopted on May 17, 2021, and recorded on May 27, 2021 under instrument number 2021087668.

Secretary's Certificate of filing signed on August 17, 2021, recorded on August 20, 2021 under instrument number 2021139391

Hearing Policy of Deed Restriction and Declaration Violations approved and adopted on August 17, 2021, and recorded on August 20, 2021 under instrument number 2021139391

Architectural Control Committee Denial Letters and Appeal and Hearing Policy approved and adopted on August 17, 2021, and recorded on August 20, 2021 under instrument number 2021139391.

Bid Policy For Contractual Services over \$50,000.00 approved and adopted on August 17, 2021, and recorded on August 20, 2021 under instrument number 2021139391.

Architectural Control Committee Guidelines effective 9-1-2021 approved and adopted on August 17, 2021, and recorded on August 20, 2021 under instrument number 2021139391.

EXECUTED this the 24th day of August, 2021.

BARRINGTON PLACE HOMEOWNERS' ASSOCIATION



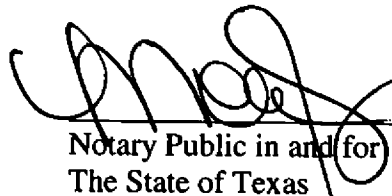
Angela Connell, Managing Agent for
Barrington Place Homeowners' Association

THE STATE OF TEXAS

COUNTY OF FORT BEND

This Instrument was acknowledged before me on this 24th day of August, 2021, by Angela Connell, authorized agent and managing agent for Barrington Place Homeowners' Association, a Texas non-profit corporation.





Notary Public in and for
The State of Texas

AFTER RECORDING RETURN TO:

Barrington Place Homeowners' Association
c/o MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, Texas 77478