

COUNTRYGROVE COMMUNITY ASSOCIATION, INC.
PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

COUNTRYGROVE COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Amended 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 CountryGrove,
- (2) the name of the Association is CountryGrove Community Association, Inc.;
- (3) the subdivision is recorded in the Real Property Records of Brazoria County, Texas, along with any amendments or supplements thereto, as follows:
 - (a) CountryGrove, Section 1, under Clerk's File No. 1982-014750;
 - (b) CountryGrove, Section 2, under Clerk's File No. 1982-014751;
 - (c) CountryGrove, Section 3, under Clerk's File No. 1984-041499;
 - (d) CountryGrove, Section 4, under Clerk's File No. 1990-033461;
 - (e) CountryGrove, Section 5, under Clerk's File No. 1992-011547;
 - (f) CountryPlace, 0.26706 acres, under Volume 301, Page 686;
 - (g) CountryPlace, Section 12, Block 2, under Clerk's File No. 1996-000789;
- (4) the Declarations are recorded in the Real Property Records of Brazoria County, Texas, along with any amendments or supplements thereto, as follows:
 - (a) Master Declaration of Covenants, Conditions and Restrictions for CountryPlace, Section 1 and CountryGrove, recorded in Volume 1629, Page 248;
 - (b) Amendment to the Master Declaration of Covenants, Conditions and Restrictions for CountryPlace, Section 1 and CountryGrove, recorded in Volume 1712, Page 769;

- (c) Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for CountryPlace and CountryGrove, recorded under Clerk's File No. 01-020032;
- (d) Amended and Restated Consolidated Declaration of Covenants, Conditions and Restrictions for CountryGrove, recorded under Clerk's File No. 02-021612;
- (e) Amendment to Amended and Restated Consolidated Declaration of Covenants, Conditions and Restrictions for CountryGrove, recorded under Clerk's File No. 2008-013091;
- (f) First Amendment to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for CountryPlace and CountryGrove, under Clerk's File No. 2012-019403;

(5) the name and mailing address of the Association is CountryGrove Community Association, Inc., c/o Graham Management Company, 2825 Wilcrest Dr. #600, Houston, Texas 77042.

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

- a) Graham Management, 2825 Wilcrest Dr. #600, Houston, Texas 77042.
- b) (713) 334-8000
- c) graham@grahammanagementhouston.com

(7) The Association's website address is:

www.grahammanagementhouston.com
(<http://www.grahammanagementhouston.com/Communities/Country%20Grove/countrygrove.html>)

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

- (a) Resale Certificate Fee - \$375.00;
- (b) RUSH fee for Resale Certificate - \$150.00
(when needed in less than the time allowed by Texas Property Code Ch. 207);
- (c) Transfer Fee- \$300.00;
- (d) Payoff Request - \$125.00;
- (e) Refinance Statement - \$275.00;

(f) Updated Resale Certificate 30-180 days of original - \$75.00 (a new Resale Certificate must be purchased after 180 days);

(g) Restriction Compliance Inspection - \$250.00;

(h) Two (2) month advanced assessment, plus \$50.00 transfer fee.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 26 DAY OF August, 2021.

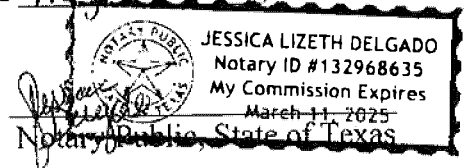
By: [Signature], on behalf of Graham Management, Managing Agent for CountryGrove Community Association, Inc.

Print Name: Leeann Austin

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Leeann Austin, of Graham Management Managing Agent for CountryGrove Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 26th day of August, 2021.

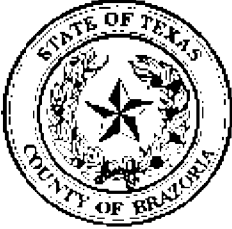


FILED and RECORDED

Instrument Number: 2021057088

Filing and Recording Date: 08/30/2021 02:09:14 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-ashley