PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE AUDUBON PLACE HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

AUDUBON PLACE HOMEOWNERS 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 Audubon Place;
- (2) the name of the Association is Audubon Place Homeowners Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Brazoria County, Texas, as follows:
 - (a) Audubon Place, Section One, under Volume 20, Pages 119-120;
 - (b) Audubon Place, Section Two, under Volume 21, Pages 253-254;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Brazoria County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions, and Restrictions for Audubon Place, Section One, under Document No. 98 047501;
 - (b) First Amendment to Declaration for Audubon Place, Section One, under Document No. 02 001991;
 - (c) Second Amendment to Declaration for Audubon Place Homeowners Association, under Document No. 2011033780;
 - (d) Third Amendment to Declaration for Audubon Place Homeowners Association, under Document No. 2011051303;
 - (e) Fourth Amendment to Declaration for Audubon Place Homeowners Association, under Document No. 2014029285;
- (5) the name and mailing address of the Association is:
 - (a) Audubon Place Homeowners Association, Inc., c/o Graham Management, 2825 Wilcrest Dr., Suite 600, Houston, Texas 77042;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

((a)	Graham Management,2825	Wilcrest Dr.	Suite 600	. Houston.	Texas	77042:
•	·~ /	Granam Management, 2025	11 1101 000 101.	, Duite OUO	, i iousioni	1 0/2003	7 7 0 12

- (b) (713) 334-8000
- (c) graham@grahammanagementhouston.com
- (7) The Association's website address is:

https://www.grahammanagementhouston.com/

- (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;
 - (c) Resale Update \$75.00;
 - (d) Transfer Fee \$300.00
 - (e) Refinance Fee \$275.00;
 - (f) Payoff Request \$125.00;
 - (g) Deed Restriction Violation Inspection \$250.00;
- (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 30 DAY OF Avenus T	, 2021.
By:	, on behalf of
Graham Management, Managing A	gent for
Audubon Place Homeowners Asso	ciation, Inc.
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Print Name	

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Wendy Tyan, of Graham Management, Managing Agent for Audubon Place Homeowners 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 30th day of

E-RECORDED BY: HOLT & YOUNG, P.C. 9821 Katy Freeway, Stc. 350 Houston, Texas 77024

JESSICA LIZETH DELGADO
Notary ID #132968635
My Commission Expires
March 11, 2025

JESSICA LIZETH DELGADO Notary ID #132968635

My Commission Expires
Public, Staterofi Laysas
William L. Dur ale

FILED and RECORDED

Instrument Number: 2021061459

Filing and Recording Date: 09/17/2021 08:46:46 AM 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.



agenthedman

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-regina