



GREENS PRAIRIE RESERVE

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

GREENS PRAIRIE RESERVE COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

The undersigned, being the Director of Greens Prairie Reserve Community Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "*Association*"), submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Greens Prairie Reserve.
2. Name of Association: The name of the Association is Greens Prairie Reserve Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Eligible Property described by metes and bounds on Exhibit "A" attached to the "First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Greens Prairie Reserve" recorded in the Official Public Records of Real Property of Brazos County, Texas under Clerk's File No. 1543393 (which said Exhibit "A" is incorporated herein by reference).
 - b. Greens Prairie Reserve, Section One (1), Phase 101, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Clerk's File No. 2019-1366462 and in Volume 15445, Page 138 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Greens Prairie Reserve, Section One (1), Phase 102, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Clerk's File No. 2019-1366463 and in Volume 15445, Page 141 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.

- d. Greens Prairie Reserve, Section One (1), Phase 103, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Clerk's File No. 2022-1468294 and in Volume 17879, Page 229 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- e. Greens Prairie Reserve, Section One (1), Phase 104, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Clerk's File No. 2022-1472049 and in Volume 17965, Page 2 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Greens Prairie Reserve, Section One (1), Phase 105, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Clerk's File No. 2023-1508866 and in Volume 18778, Page 113 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Greens Prairie Reserve, Section One (1), Phase 106, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Clerk's File No. 2022-1468295 and in Volume 17879, Page 230 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Greens Prairie Reserve, Section Two (2), Phase 201A, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Clerk's File No. 2023-1496892 and in Volume 18505, Page 284 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Greens Prairie Reserve, Section Three (3), Phase 301, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Clerk's File No. 2021-1453371 and in Volume 17527, Page 99 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Greens Prairie Reserve, Section Four (4), Phase 401A, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Clerk's File No. 2023-1508860 and in Volume 18778, Page 100 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Greens Prairie Reserve, Section Four (4), Phase 401B, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Clerk's File No. 2024-1526363 and in Volume 19151, Page 85 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.

- i. Greens Prairie Reserve, Section Four (4), Phase 402, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Clerk's File No. 2024-1536521 and in Volume 19382, Page 210 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Greens Prairie Reserve, Section Four (4), Phase 404, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Clerk's File No. 2023-1506881 and in Volume 18734, Page 180 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

a. Documents:

- (1) First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Greens Prairie Reserve.
- (2) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Greens Prairie Reserve Section 1, Phase 104.
- (3) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Greens Prairie Reserve Section 1, Phase 105.
- (4) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Greens Prairie Reserve Section 1, Phase 106.
- (5) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Greens Prairie Reserve Section 3, Phase 301.
- (6) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Greens Prairie Reserve Section 4, Phase 401B.
- (7) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Greens Prairie Reserve Section 4, Phase 402.
- (8) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Greens Prairie Reserve Section 4, Phase 404.
- (9) Annexation Agreement for Greens Prairie Reserve Section 1, Phase 103 (Oldham Oaks Avenue and Lantana Way).
- (10) Annexation Agreement for Greens Prairie Reserve Section 2, Phase 201A (Diamondback Drive, Common Area, and City of Pearland).
- (11) Annexation Agreement for Greens Prairie Reserve Section 4, Phase 401A (Oldham Oaks Avenue).

b. Recording Information:

- (1) Brazos County Clerk's File No. 1543393.
- (2) Brazos County Clerk's File No. 1472160.
- (3) Brazos County Clerk's File No. 1508968.
- (4) Brazos County Clerk's File No. 1468560.
- (5) Brazos County Clerk's File No. 1453666.
- (6) Brazos County Clerk's File No. 1527184.
- (7) Brazos County Clerk's File No. 1536720.
- (8) Brazos County Clerk's File No. 1507171.
- (9) Brazos County Clerk's File No. 1500913.
- (10) Brazos County Clerk's File No. 1500914.
- (11) Brazos County Clerk's File No. 1509179.

- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Greens Prairie Reserve Community Association, Inc., P.O. Box 197, Wellborn, Texas 77881.
- 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Neighborhood Partners. Address: 4490 Castlegate Drive, College Station, Texas 77845. Phone No.: 979.690.2330. Email Address: office@hoapartners.net.
- 7. The Association's Dedicatory Instruments are Available to Members Online at: www.greensprairiereservehoa.com.
- 8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Transfer Fee	\$ 50.00
Administration Fee	\$ 75.00
Capitalization Fee [Declaration Article XV, Sec E]	Each Grantee acquiring title to a Lot within the Property agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment rate plus 100% of the then-current Service Area Assessment rate, if applicable. The Capitalization Fee for 2024 is \$850.00 plus 100% of the Service Area Assessment rate, if applicable. The Capitalization Fee is

	payable to the Association on the date of the transfer of title to a Lot. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.
Foundation Fee [Declaration Article XV, Section F]	The Foundation Fee is charged to the Grantor and is due on the date of transfer of title in an amount equal to 50% of the then-current Annual Assessment rate. The Foundation Fee for 2024 is \$425.00. Some transfers are exempt, as provided in the Declaration. For future years, the Foundation Fee must be confirmed with the Association.

Executed on this 26th day of November, 2024.

**GREENS PRAIRIE RESERVE
COMMUNITY ASSOCIATION, INC.**

By: 

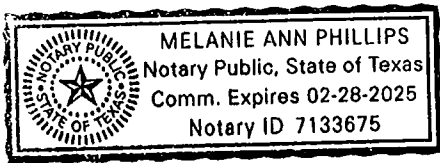
Printed: Chris Rhodes

Its: Director

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

BEFORE ME, the undersigned notary public, on this 21st day of November, 2024 personally appeared Chris Rhodes, Director of Greens Prairie Reserve Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Melanie Ann Phillips
Notary Public in and for the State of Texas

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1544018
Volume : 19553
ERecordings - Real Property

Recorded On: November 26, 2024 02:34 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$49.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

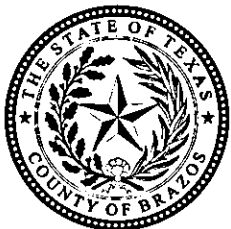
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1544018
Receipt Number: 20241126000080
Recorded Date/Time: November 26, 2024 02:34 PM
User: Karen M
Station: MXL14430XP.bc.local

Record and Return To:

CSC Global
OPTION 3 ON PHONE



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX