



Management Certificate

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

STATE OF TEXAS §
 §
 COUNTY OF FT. BEND §

I, Guy Steiger, am the President of Pecan Grove Plantation Property Owners Association, Inc., the entity 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:

Name of Subdivision: Pecan Grove Plantations
 Name of Association: Pecan Grove Plantation Property Owners Association, Inc.
 Website of Association: <https://pecangrove.org/>

The governing documents for the Association are as follows:

<u>NAME</u>	<u>FILING #</u>	<u>DATE FILED</u>
Map - Pecan Grove Plantation (Section 1)	78038552	03/03/78
Subdivision Restriction -- Pecan Grove Plantation (Section 1)	78046403	05/12/78
Amendment of Restriction and Change of Building Lines on Plat (Section 1)	78066734	10/25/78
Amendment of Restriction -- Pecan Grove Plantation (Section 1)	78072705	12/12/78
Affidavit - Pecan Grove Plantation Maintenance Fee	1979077911	01/24/79
Third Amendment of Restriction -- Pecan Grove Plantation (Section 1)	79077910	01/24/79
Map - Pecan Grove Plantation (Section 2)	79087750	04/19/79
Amendment of Restrictions to Effect Assignment of Maintenance Fund Duties	79090751	05/15/79
Map - Pecan Grove Plantation (Section 3)	80002837	01/28/80
Reservations, Restrictions and Covenants (Section 3)	80003328	01/30/80
Map - Pecan Grove Plantation (Section 3, Replat)	80034315	11/03/80
Map - Pecan Grove Plantation (Section 4)	81054782	04/21/81
Reservations, Restrictions and Covenants (Section 4)	81088660	12/14/81
Map - Pecan Grove Plantation (Section 6)	82007049	03/01/82
Reservations, Restrictions and Covenants (Section 6)	82026105	06/29/82
Map - Pecan Grove Plantation (The Greens)	82050642	11/15/82
Map - Pecan Grove Plantation (Section 7)	83010869	03/07/83
Map - Pecan Grove Plantation (Section 9)	83020339	05/02/83
Reservations, Restrictions and Covenants (Section 7)	83044139	09/07/83
Reservations, Restrictions and Covenants (The Greens)	83046708	09/22/83
Map - Pecan Grove Plantation (Section 7, Replat)	83050105	10/10/83
Map - Pecan Grove Plantation (Section 5)	83054755	11/07/83
Map - Pecan Grove Plantation (Section 8)	83056990	11/21/83
Map - Pecan Grove Plantation (Section 5, Replat)	84013978	03/26/84
Reservations, Restrictions and Covenants (Section 8)	84020805	05/04/84
Reservations, Restrictions and Covenants (Section 5)	84043906	09/06/84
Reservations, Restrictions and Covenants (Section 5)	84046073	09/20/84
Map - Pecan Grove Plantation (The Greens, Section 2)	8527622	06/10/85
Map - Pecan Grove Plantation (Section 8, Partial Replat)	8556971	11/25/85
Reservations, Restrictions and Covenants (Section 8, Partial Replat)	8562081	12/31/85

Reservations, Restrictions and Covenants (The Greens, Sec. II)	8615284	04/03/86
Map - Pecan Grove Plantation (Section 9)	8829156	06/13/88
Map - Pecan Grove Plantation (Section 7A)	8829157	06/13/88
Reservations, Restrictions and Covenants (Section 9)	8833507	07/08/88
Map - Pecan Grove Plantation (Section 10)	8854829	10/24/88
Map - Greens Section 2A	8912520	03/20/89
Reservations, Restrictions and Covenants (Section 10)	8917419	04/18/89
Reservations, Restrictions and Covenants (Section 11)	9011323	03/13/90
Map - Pecan Grove Plantation (Section 19)	9027231	06/04/90
Map - Pecan Grove Plantation (Section 12)	9027230	06/04/90
Map - Pecan Grove Plantation (Section 14)	9019389	06/04/90
Reservations, Restrictions and Covenants (Section 19)	9042969	08/21/90
Reservations, Restrictions and Covenants (Section 12)	9045395	08/29/90
Reservations, Restrictions and Covenants (Section 13)	9045396	08/31/90
Map - Pecan Grove Plantation (Section 15)	9049134	09/17/90
Map - Pecan Grove Plantation (Section 16)	9065822	12/18/90
Reservations, Restrictions and Covenants (Section 15)	9109135	02/26/91
Reservations, Restrictions and Covenants (Section 16)	9119035	04/19/91
Map - Pecan Grove Plantation (Section 21)	9148448	09/09/91
Map - Pecan Grove Plantation (Section 17)	9148447	09/09/91
Reservations, Restrictions and Covenants (Section 17)	9230875	06/03/92
Reservations, Restrictions and Covenants (Section 21)	9230876	06/03/92
Map - Pecan Grove Plantation (Section 22)	9320807	04/08/93
Reservations, Restrictions and Covenants (Section 22)	9362914	09/28/93
Map - Pecan Grove Plantation (Section 18)	9414077	03/01/94
Reservations, Restrictions and Covenants (Section 18)	9463641	09/21/94
Assignment of Right	9525263	05/04/95
Amendment of Restrictions to Effect Assignment of Certain Rights and Obligations	9525264	05/04/95
Amendment of Restrictions to Effect Assignment of Certain Rights and Obligations	9525266	05/04/95
Assignment of Rights and Obligations	9525268	05/04/95
Assignment of Rights and Obligations	9525269	05/04/95
Assignment of Rights and Obligations	9525270	05/04/95
Assignment of Rights and Obligations	9525271	05/04/95
Assignment of Rights and Obligations	9525272	05/04/95
Assignment of Rights and Obligations	9525273	05/04/95
Assignment of Rights and Obligations	9525274	05/04/95
Assignment of Rights and Obligations	9525275	05/04/95
Assignment of Rights and Obligations	9525276	05/04/95
Assignment of Rights and Obligations	9525277	05/04/95
Assignment of Rights and Obligations	9525278	05/04/95
Assignment of Rights and Obligations	9525279	05/04/95
Assignment of Rights and Obligations	9525280	05/04/95
Assignment of Rights and Obligations	9525281	05/04/95
Assignment of Rights and Obligations	9525282	05/04/95
Assignment of Rights and Obligations	9525283	05/04/95
1st Amendment to DCCRs (Section 6)	9525285	05/04/95

Amendment to the Bylaws	9525286	05/04/95
Assignment - PGA to PGPOA	199547200	08/14/95
Map - Pecan Grove Plantation (Section 20)	9646149	07/23/96
Declaration of Covenants, Conditions and Restrictions (Section 20)	9709007	02/13/97
Variance (Lot 69, Blk 1, Sec. 7)	9750692	08/12/97
1st Amendment to DCCRs (Section 20)	9930432	04/14/99
Certificate of Filing (Articles of Incorporation; Amended & Restated Bylaws; Deed Restriction Policy; Signage Policy; Collection Policy)	2000003383	01/12/00
Agreement Regarding ACC Approval of Variance (Lot 7, Blk 1, Sec. Greens 2)	2000081322	09/22/00
Notice of Completion of Sale of Lots in Pecan Grove	2003160505	11/14/03
Assignment of Architectural Control Rights	2004033512	03/23/04
Assignment of Architectural Control Rights	2004033513	03/23/04
Assignment of Architectural Control Rights	2004033514	03/23/04
Assignment of Architectural Control Rights	2004033515	03/23/04
Assignment of Architectural Control Rights	2004033516	03/23/04
Assignment of Architectural Control Rights	2004033517	03/23/04
Assignment of Architectural Control Rights	2004033518	03/23/04
Assignment of Architectural Control Rights	2004033519	03/23/04
Assignment of Architectural Control Rights	2004033520	03/23/04
Assignment of Architectural Control Rights	2004033521	03/23/04
Assignment of Architectural Control Rights	2004033522	03/23/04
Assignment of Architectural Control Rights	2004033523	03/23/04
Assignment of Architectural Control Rights	2004033524	03/23/04
Assignment of Architectural Control Rights	2004033525	03/23/04
Assignment of Architectural Control Rights	2004033526	03/23/04
Assignment of Architectural Control Rights	2004033527	03/23/04
Assignment of Architectural Control Rights	2004033528	03/23/04
Assignment of Architectural Control Rights	2004033529	03/23/04
Assignment of Architectural Control Rights	2004033530	03/23/04
Assignment of Architectural Control Rights	2004033531	03/23/04
Assignment of Architectural Control Rights	2004033532	03/23/04
Pecan Grove Plantation - Guidelines for Solar Energy Devices	2011106756	10/26/11
Pecan Grove Plantation - Guidelines for Certain Religious Items	2011106757	10/26/11
Pecan Grove Plantation - Guidelines for Flags	2011106758	10/26/11
Pecan Grove Plantation - Guidelines for Rainwater Recovery Systems	2011106759	10/26/11
Pecan Grove Plantation - Guidelines for Payment Plan Policy	2012011135	02/01/12
Certificate of Filing (Reservations, Restrictions and Covenants) (Greens II)	2014003556	01/13/14
Declaration of Covenants, Conditions and Restrictions (The Terrace)	2015085253	07/31/15
Board Resolution Approving Annexation of the Terrace at Pecan Grove	2015091372	08/13/15
Secretary Certificate - Amended and Restated Bylaws	2019103984	09/12/19
Generator Installation and Use Policy	2021139243	08/20/21
Amended and Restated Fining Policy	2022107932	08/12/22
Supplemental Deed Policy	2023007321	01/25/23
Omnibus Amendment to Declarations	2023013818	02/15/23
Covenant Enforcement and Hearing Policy	2024007712	01/26/24
Fine Levying & Enforcement Policy	2024007708	01/26/24

Amended Collection Policy	2024007709	01/26/24
Contractor Bidding Policy	2024007710	01/26/24

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

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 mailing address of the Association:

Pecan Grove Plantation Property Owners Association, Inc.
 1421 Fm 359 Rd Ste K
 Richmond, Tx 77406-2023

The name, mailing address, telephone number, and email address of the Association's managing agent / designated representative:

Guy Steiger
 Pecan Grove Plantation Property Owners Association
 1421 FM 359, Suite A
 Richmond, Texas 77406
 pgpoa@pecangrove.org
 (281) 344-949

Legal Counsel for the Association is as follows:

LAMBRIGHT ★ MCKEE
 940 Corbindale Rd.
 Houston, Texas 77024
 Telephone (713) 840-1515
 Facsimile (713) 840-1521

Date: 3/20/24

By: [Signature]
 Guy Steiger, President

STATE OF TEXAS §
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This instrument was acknowledged before me on the 20th day of March, 2024 by Guy Steiger, President, on behalf of the Association.

[Signature]
 Notary Public in and for the State of Texas

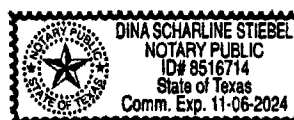


EXHIBIT "A"

FEE CHARGED BY THE ASSOCIATION RELATING
TO A PROPERTY TRANSFER IN THE SUBDIVISION

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>MADE PAYABLE TO:</u>
Resale Cert.	\$100.00	Association
Transfer Fee	\$75.00	Association