

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
HOMEOWNERS' ASSOCIATION OF SOUTHERN POINTE, INC.

The undersigned, being an officer of Homeowners' Association of Southern Pointe, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Amended Property Owners' Association Management Certificate, recorded as Document No. 1472696, in the Official Public Records of Brazos County, Texas.

1. The name of the subdivision: Southern Pointe
2. The name of the association: Homeowners' Association of Southern Pointe, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Brazos County, Texas, as described on Exhibit "A" to that certain Southern Pointe Amended and Restated Master Covenant [Mixed-Use], recorded as Document No. 1485065, Official Public Records of Brazos County, Texas, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association. Homeowners' Association of Southern Pointe, Inc., Attn: Aggieland Houses Property Management Services, 4121 SH-6, Suite 210, College Station, Texas 774845, [sphoa@aggielandhouses.com](mailto:sphoa@aggielandhouses.com).
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name: Aggieland Houses Property Management Services  
 Attn.: HOA Division  
 Mailing Address: 4121 SH-6, Suite 210, College Station, Texas 77845  
 Telephone Number: (979) 314-4234  
 Email Address: [sphoa@aggielandhouses.com](mailto:sphoa@aggielandhouses.com)

7. Website to access the association's dedicatory instruments:  
<http://aggielandhouses.com/sopohoa/>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee - \$35.00

Resale Certificate Fee - \$150.00

Resale Certificate Update Fee - \$75.00

Rush Fee - \$50.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

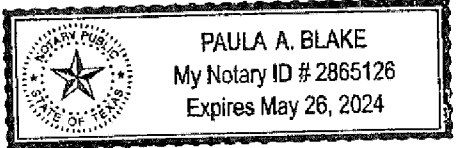
HOMEOWNERS' ASSOCIATION OF SOUTHERN  
POINTE, INC., a Texas nonprofit corporation

By: Wallace Phillips, President  
Wallace Phillips, President

STATE OF TEXAS §  
COUNTY OF Brazos §

This instrument was acknowledged before me this 14<sup>th</sup> day of November 2022 by  
Wallace Phillips, President of Homeowners' Association of Southern Pointe, Inc., a Texas nonprofit  
corporation, on behalf of said nonprofit corporation.

[SEAL]



Paula A. Blake  
Notary Public Signature

AFTER RECORDING RETURN TO:  
Frank O. Carroll III  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Southern Pointe Amended and Restated Master Covenant [Mixed-Use], recorded as Document No. 1485065, Official Public Records of Brazos County, Texas.
2. Bylaws of Homeowners' Association of Southern Pointe, Inc., recorded as Document No. 1485037, Official Public Records of Brazos County, Texas.
3. Southern Pointe Development Area Declaration [Residential], recorded as Document No. 1485110, Official Public Records of Brazos County, Texas.
4. Southern Pointe Notice of Applicability [Sections 103, 104, 119 & 120], recorded as Document No. 1488707, Official Public Records of Brazos County, Texas.

ATTACHMENT 1

FRISCO SPRINGS TOWNHOME ASSOCIATION, INC.  
SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE

**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1488713  
Volume : 18332  
ERecordings - Real Property

Recorded On: November 14, 2022 03:37 PM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$42.00

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

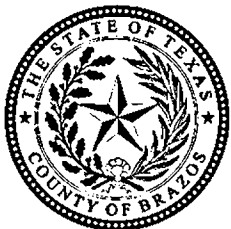
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1488713  
Receipt Number: 20221114000091  
Recorded Date/Time: November 14, 2022 03:37 PM  
User: Thao C  
Station: CCLERK01

**Record and Return To:**

Simplifile  
5072 NORTH 300 WEST  
PROVO UT 84604



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