Serenity Pines

SERENITY PINES RESIDENTIAL ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
§
COUNTY OF LIBERTY §

The undersigned, being the Managing Agent for Serenity Pines Residential 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 information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Serenity Pines.

2. Name of Association: The name of the Association is Serenity Pines Residential Association, Inc.

3. Recording Data for the Subdivision:

   a. Serenity Pines, Section 1, a subdivision in Liberty County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2026003415 of the Plat Records of Liberty County, Texas, and all amendments to or replats of said maps or plats, if any.

   b. Serenity Pines, Section 2, a subdivision in Liberty County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2026003416 of the Plat Records of Liberty County, Texas, and all amendments to or replats of said maps or plats, if any.

   c. Serenity Pines, Section 3, a subdivision in Liberty County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2026003417 of the Plat Records of Liberty County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

   a. Declaration of Covenants, Conditions, and Restrictions for Serenity Pines (Residential Property), Liberty County Clerk's File No. 2026022712.

   b. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Serenity Pines (Residential Property) Section 2, Liberty County Clerk's File No. 2026022743.

c. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Serenity Pines (Residential Property) Section 3, Liberty County Clerk's File No. 2026022744.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Serenity Pines Residential Association, Inc. c/o THOAM, LLC, 5701 W. Expressway 83, Harlingen, Texas 78552.

6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: THOAM, LLC; Address: 5701 W. Expressway 83, Harlingen, Texas 78552; Phone Number: 956.428.6607; Email Address: patricia@thoamhoa.com.

7. Association Website: The Association's Dedicatory Instruments are available to Members online at: thoam.managebuilding.com.

8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate Fee	$375.00
Updated Resale Certificate Fee	$75.00
Transfer Fee	$150.00
Refinance Fee	$150.00
Capitalization Fee [Declaration XV, Section E]	Each Grantee acquiring title to a Lot agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment rate charged to Owners (other than Builders) plus 100% of the then-current Service Area Assessment rate (if applicable). Notwithstanding the foregoing, the Capitalization Fee payable by a Builder acquiring title to a Lot is an amount equal to the Builder Annual Assessment rate plus 50% of the then-current Service Area Assessment (if applicable) which applies to Lot Owners other than Builders or Declarant. The Capitalization Fee is payable to the Association on the date of the transfer of title to a Lot and is not prorated. Some exemptions apply. The Capitalization Fee must be verified with the Association.

*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.

Executed on this 30 day of October, 2026.

SERENITY PINES RESIDENTIAL ASSOCIATION, INC.

By: THOAM, LLC, Managing Agent

By: Patricia C Baugh

Printed: Patricia Campbell Baugh

Title: Manager

THE STATE OF TEXAS §
§
COUNTY OF Cameron §

BEFORE ME, the undersigned notary public, on this 30th day of October, 2026 personally appeared Patricia C Baugh, manager for THOAM, LLC, Managing Agent for Serenity Pines Residential 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.

JESUSITA GONZALEZ
My Notary ID # 126109441
Expires May 11, 2027

Notary Public in and for the State of Texas

THE STATE OF TEXAS
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2026032724 CERT
10/30/2026 04:54:04 PM Total Fees: $33.00

Lee Haidusek Chambers, County Clerk
Liberty County, Texas