

PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.'s
MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Parkwood Village Homeowners Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Parkwood Village Homeowners Association, Inc.

Name of the Association Parkwood Village Homeowners Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Galveston County, Texas, as follows:

Section 1 Vol. 18, Page 489, File No. 9431447, Replat Vol. 18, Page 730, File No. 9744549, Section 2, Vol. 18, Page 669, File No. 8704944, Replat Vol. 18, Page 753, File No. 9815007, Replat, Vol. 18, Page 785, File No. 9836137, Section 3, Vol. 18, Page 1018, File No. 2000029554

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Galveston County, Texas, as follows:

- (a) Properly Owners Association Management Certificate, under Galveston County Clerk's File No. 2013077024, along with any amendments or supplements thereto;
- (b) Property Owners Association Management Certificate, under Galveston County Clerk's File No. 2013077036, along with any amendments or supplements thereto;
- (c) Perimeter Brick Wall Fence Policy, under Galveston County Clerk's File No. 2016059310, along with any amendments or supplements thereto;
- (d) Fine Policy And Policy Regarding Tree Removal, under Galveston County Clerk's File No. 2020028094, along with any amendments or supplements thereto;
- (e) Additional Dedicatory Instruments Including Policy Regarding Fencing And Policy Regarding Sidewalk, Driveway, And Curb Maintenance, under Galveston County Clerk's File No. 2020057593, along with any amendments or supplements thereto;
- (f) Policy Regarding Records Retention, Inspection, And Production, under Galveston County Clerk's File No. 2021006329, along with any amendments or supplements thereto;

- (g) Policy Regarding Window Replacement, under Galveston County Clerk's File No. 2021031946, along with any amendments or supplements thereto;
- (h) Additional Dedicatory Instruments Including Policy Regarding Alternative Payment Schedules, Policy Regarding Records Retention, Inspection, And Production, And First Amendment To By-Laws, under Galveston County Clerk's File No. 2012025650, along with any amendments or supplements thereto;
- (i) Property Owners Association Management Certificate, under Galveston County Clerk's File No. 2009067243, along with any amendments or supplements thereto;
- (j) Amendment To The Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 2002068227, along with any amendments or supplements thereto;
- (k) Property Owners Association Management Certificate, under Galveston County Clerk's File No. 2002001358, along with any amendments or supplements thereto;
- (l) The Amendment And Restatement Of Declaration Of Covenants, Conditions, Restrictions, And Easements, under Galveston County Clerk's File No. 2000034621, along with any amendments or supplements thereto;
- (m) Annexation And Supplemental Declaration Of Covenants, Conditions, And Restrictions Of Section Three, under Galveston County Clerk's File No. 2000038926, along with any amendments or supplements thereto;
- (n) Amendment To Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 9808029, along with any amendments or supplements thereto;
- (o) Dedicatory Instruments Including Articles Of Incorporation And By-Laws, under Galveston County Clerk's File No. 2000034995, along with any amendments or supplements hereto;
- (p) Large contract Bid Solicitation Policy, under Galveston County Clerk's File No. 2022048446, along with any amendments or supplements thereto;
- (q) Guidelines Regarding Golf Carts, under Galveston County Clerk's File No. 2021067853, along with any amendments or supplements thereto;
- (r) Additional Dedicatory Instrument, Policy Regarding Service on the Architectural Control Committee, Large Contract Bid Solicitation Policy, Guidelines for Residential Lease; and Rental Agreements, Guidelines for Display of Certain Religious items, Guidelines for Installation and Use of Certain Residence Security Measures, under Galveston County Clerk's File No. 2021066225, along with any amendments or supplements thereto;
- (s) Security Camera Policy, under Galveston County Clerk's File No. 2023037139, along with any amendments or supplements thereto; and

- (t) Second Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements, , under Galveston County Clerk's File No. 2022065857, along with any amendments or supplements thereto.

Name and Mailing Address of the Association

Parkwood Village Homeowners Association, Inc.
c/o LPI Property Management, LLC
1660 E. Winding Way,
Friendswood, TX 77546

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

LPI Property Management, LLC
1660 E. Winding Way,
Friendswood, Texas 77546
(281) 947-8675
jcook@lpidev.net

Website Address of the Association

<https://www.lpipropertymanagement.com/>

Property Transfer Fee(s) Charged by the Association

Resale Certificate - \$375.00
Completion of Lender Questionnaire - \$200.00
Transfer Fee - \$200.00
Refinance Fee - \$150.00
Statement of Account - \$200.00
Expedited Service for the above: \$100.00 each

**Parkwood Village Homeowners Association,
Inc., acting by and through its management
agent, LPI Property Management, LLC**



STATE OF TEXAS

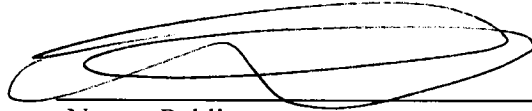
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COUNTY OF GALVESTON

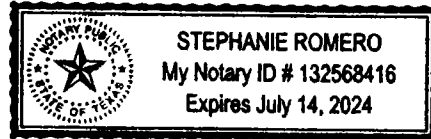
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Jordan Cook This instrument was acknowledged before me on the 23rd day of May, 2024 by Jordan Cook with LPI Property Management, LLC, the management agent for Parkwood Village Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Public

When recorded return to:
LPI Property Management, LLC
1660 E. Winding Way,
Friendswood, Texas 77546



FILED AND RECORDED

Instrument Number: 2024028079

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 06/21/2024 3:57PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a large, sweeping "S" at the end.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*