

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
WILSHIRE PLACE HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

The undersigned, being the Association Manager of **WILSHIRE PLACE HOMEOWNERS ASSOCIATION, INC.** (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, 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(s):

The name of the Subdivision(s) is as follows:

WILSHIRE PLACE

2. Name of Association:

The name of the Association **WILSHIRE PLACE HOMEOWNERS ASSOCIATION, INC..**

3. Recording Data for the Subdivision(s):

- a. The Subdivision consists of two sections: Section One and Section Two. The Amending Plat for Section One of the Subdivision was recorded at Plat Record 18, Map No. 1186, Map Records of Galveston County, Texas. The Final Plat of Wilshire Place, Section Two, of the Subdivision was recorded at Record 2006-A, Map No. 131, Map Records of Galveston County, Texas.

4. Recording Data for the Declaration(s):

The recording data for the Declaration is as follows:

- a. The Declaration for the Subdivision has been recorded in the Real Property Records of Galveston County, Texas, as follows. Declaration of Restrictions, Covenants, and Conditions for Wilshire Place, Section One, Subdivision, Galveston County Clerk's Instrument No. 2001054713, Film Code NO. 016-16-1489, of the Real Property Records of Galveston County, Texas; First Amended Declaration of Restrictions, Covenants, and Conditions for Wilshire Place, Section One, Subdivision, Galveston County Clerk's Instrument No. 2001016837, Film Code No. 016-73-0071, of the Real Property Records of Galveston County, Texas; and First Amendment to First Amended Declaration of Restrictions, Covenants, and Conditions for Wilshire Place, Section One, Subdivision, Galveston County Clerk's Instrument No. 2002069105, Film Code No 017-70-2689, of the Real Property Records of Galveston County, Texas, all of the foregoing being hereinafter referred to collectively as "Declaration".

5. **Association Information:**

The contact information and website for the association is as follows:

Wilshire Place Homeowners Association, Inc.
c/o LPI Property Management
1660 E. Winding Way
Friendswood, TX 77546
T: 281-947-8657
E: jcook@lpidev.net

6. **Name and Mailing Address of Person Managing the Association or Its Designated Representative:**

Jordan Cook, Community Association Manager
Wilshire Place Homeowners Association, Inc.
c/o LPI Property Management
1660 E. Winding Way
Friendswood, TX 77546
T: 281-947-8657
E: jcook@lpidev.net

7. **Fees Related to Property Transfer:**

Resale Certificate Fee: **\$375.00**
Transfer Fee: **\$200.00**
Refinance Fee: **\$150.00**
Certified Statement of Account: **\$200.00**

8. **Association Website:**

www.lpipropertymanagement.com

Executed this the 31st day of January, 2025.

**Wilshire Place Homeowners Association,
Inc.**

BY: 

Michael D. Briles Print Name
Board Member

THE STATE OF TEXAS

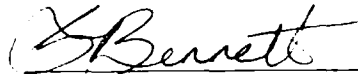
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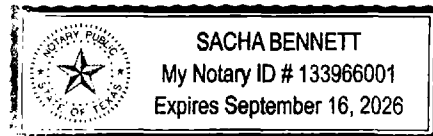
COUNTY OF HARRIS

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THIS INSTRUMENT was acknowledged before me on this the 31st day of January, 2025, by Michael D Brines, Secretary of **WILSHIRE PLACE HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



***Disclaimer:** Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.*

FILED AND RECORDED

Instrument Number: 2025007294

Recording Fee: 33.00

Number Of Pages: 4

Filing and Recording Date: 02/14/2025 10:48AM

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 the first and last names being more prominent.

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.*