



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**SEABOURNE HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS       §  
  §  
COUNTY OF FORT BEND   §

The undersigned, being the Managing Agent for Seabourne Homeowners Association, Inc., a non-profit corporation ("Association") 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: The name of the subdivision is The Trails of Seabourne Parke.
2. Name of Association: The name of the Association is Seabourne Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. The Trails at Seabourne Park, Section One (1), a subdivision in Fort Bend County, Texas according to map or plat thereof recorded under Plat No. 20050152 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. 87.141 acres of land as described by metes and bounds on Exhibit "A" attached to the "Declaration of Annexation into Property Subject to the Declaration of Covenants, Conditions and Restrictions for Seabourne" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2014051927 (which said Exhibit "A" is incorporated herein by reference).
  - c. Tracts of land as described by metes and bounds on Exhibit "A" attached to the "Declaration of Annexation into Property Subject to the Declaration of Covenants, Conditions and Restrictions for Seabourne" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2015101570 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration:\*
  - a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Seabourne.
- (2) Amendment to Declaration of Covenants, Conditions and Restrictions for Seabourne.
- (3) Declaration of Annexation into Property Subject to the Declaration of Covenants, Conditions and Restrictions for Seabourne.
- (4) Declaration of Annexation into Property Subject to the Declaration of Covenants, Conditions and Restrictions for Seabourne.

b. Recording Information:

- (1) Fort Bend County Clerk's File No. 2006071718.
- (2) Fort Bend County Clerk's File No. 2007034689.
- (3) Fort Bend County Clerk's File No. 2014051927.
- (4) Fort Bend County Clerk's File No. 2015101570.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Seabourne Homeowners Association, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.

5. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal  
P.O. Box 803555  
Dallas, Texas 75380-3555.  
866.473.2573  
seabourn@ciramail.com

7. The Association's Dedicatory Instruments are available to Members online at:  
[www.ciranet.com/residentportal](http://www.ciranet.com/residentportal).

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Resale Certificate Update	\$ 75.00
Transfer Fee	\$ 325.00
Private Transfer Fee	\$ 75.00

Refinance Fee	\$ 250.00
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Resale certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal).

Executed on this 16 day of September, 2021.

**SEABOURNE HOMEOWNERS  
ASSOCIATION, INC.**

By: RealManage, Managing Agent

Joshua Bolanos  
Joshua Bolanos, Community Association Manager

\*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.

THE STATE OF TEXAS §  
COUNTY OF Tarrant §

BEFORE ME, the undersigned notary public, on this 16 day of September, 2021, personally appeared Joshua Bolanos, Community Association Manager for RealManage, Managing Agent for Seabourne Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Maria C Leal  
Notary Public in and for the State of Texas

