

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**MANAGEMENT CERTIFICATE OF  
CLEARWICK HOMEOWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

Pursuant to Tex. Prop. Code chs. 202 and 209, including Tex. Prop. Code sec. 209.004(a-1), the undersigned officer of Clearwick Homeowners Association, Inc., the property owners' association for Clearwick, a residential subdivision in Houston, Harris County, Texas, (the "Subdivision") submits this Management Certificate of Clearwick Homeowners' Association, Inc.,

1. The name of the Subdivision is Clearwick.
2. The name of the association for the Subdivision is Clearwick Homeowners' Association, Inc. ("Association").
3. The plats for the Subdivision are recorded in the Official Public Records of Harris County, Texas, as follows:

Clearwick, a subdivision of 8.02 acres of land situated in the G. Burnett Survey, Abstract 1062, City of Houston, recorded at Harris County Clerk's File No. RP-2021-384758, Film Code 695681.

4. The Subdivision presently consists of Clearwick, a single section subdivision.
5. The Declaration of Covenants, Conditions and Restrictions for Clearwick applicable has been recorded in the Real Property Records of Harris County, Texas, under County Clerk's Instrument No. RP-2022-537764.
6. The contact information of the Association and of the person managing the Association, is LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217, attn: Jordan Cook, (281) 947-8675, [jcook@lpidev.net](mailto:jcook@lpidev.net). The associations governing documents can be found at [lpipropertymanagement.com](http://lpipropertymanagement.com). The current transfer fee for the transfer of any Lot in the

Association is \$200.00, resale certificates - \$375.00, statement of account - \$200.00, refinance fee - \$150.00. An additional fee may be assessed for any request for expedited orders.

7. True and correct copies of the Articles of Incorporation and By-laws of the Association have been recorded in the Real Property Records of Harris County, Texas under Instrument No. RP-2022541386.

8. True and Correct Copies of the Fine Enforcement Policy, Payment Plan Guidelines and Application of Payments Schedule, Documents Retention Policy, Records Production and Copying Policy, Statutory Notice of Posting and Recordation of Documents, Email Registration Policy, Policy Regarding Display and Installation of Flags and Flagpoles, Policy Regarding Display of Certain Religious Items, Policy Regarding Installation of Rainwater Harvesting, Policy Regarding Installation and Use of Solar Energy Devices and Energy Efficient Roofing; Standby Electric Generator Policy; Assessment Collection Policy are recorded in that certain Policy Manual for Clearwick recorded at Harris County Clerks Instrument No. RP-2022-541386.

9. True and correct copies of the current Deed Restriction Dispute Resolution Policy, Bid Solicitation Policy and Architectural Review Authority and Appeals Policy is attached hereto.

Signed this 27 day of Sept, 2024.

CLEARWICK HOMEOWNERS' ASSOCIATION, INC., a Texas not-for profit corporation

By: [Signature]  
Name: Melanie K. M.  
Title: President

STATE OF TEXAS

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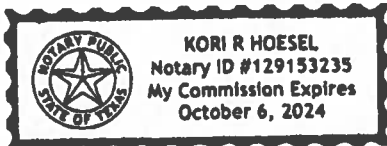
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COUNTY OF HARRIS

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This instrument was acknowledged before me on the 27 day of Sept, 2024 by Melanie K. M. President of Clearwick Homeowners' Association Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[Signature]  
Notary Public in and for the State of Texas



RP-2024-365308

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# Pages 9  
10/02/2024 01:36 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$53.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS