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RP-2025-476826
12/03/2025 RP1 \$29.00

**MANAGEMENT CERTIFICATE FOR THE
HOMEOWNERS' ASSOCIATION OF PELICAN BAY**

THE STATE OF TEXAS §
COUNTY OF HARRIS §

The undersigned, being the President of the Homeowners' Association of Pelican Bay (hereinafter the "Association"), a nonprofit 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 previous Management Certificate filed by the Association.

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1. Name of subdivision:

The name of the subdivision is Pelican Bay Townhomes (platted as Woods on the Bay Townhomes, Sections One, Two, and Three).

2. Name of the Association:

The name of the Association is the HOMEOWNERS' ASSOCIATION OF PELICAN BAY (formerly known as the WOODS ON THE BAY HOMEOWNERS' ASSOCIATION).

3. Recording data for the subdivision:

The Pelican Bay subdivision is platted as the Woods on the Bay subdivision in Harris County, Texas, according to the plats thereof in the map records of Harris County, Texas.

- Section 1: Film Code No. 011-06-0713 and Clerk's File No. H397245, filed on April 5, 1982.
- Section 2: Film Code No. 555-59-1073 and Clerk's File No. W031468, filed on August 23, 2002.
- Section 3: Film Code No. 503-42-3845 and Clerk's File No. R348667, filed on April 10, 1995.

4. Recording data for the Declaration of the Association and any amendments:

The Restated Declaration of Covenants, Conditions, and Restrictions for the WOODS ON THE BAY is recorded under Harris County Clerk's Film Code Number 504-11-0016 and under Clerk's File number R430888 in the real property records of Harris County, Texas.

The Second Restated Declaration of Covenants, Conditions, and Restrictions for the HOMEOWNERS' ASSOCIATION OF PELICAN BAY (formerly known as WOODS ON THE BAY) is recorded under Harris County Clerk's Film Code Number RP-080-26-1256 and under Clerk's File number 20110529138 in the real property records of Harris County, Texas.

The Third Restated Declaration of Covenants, Conditions, and Restrictions for the HOMEOWNERS' ASSOCIATION OF PELICAN BAY (formerly known as WOODS ON THE BAY) is recorded under Harris County Clerk's Film Code Number _____ and under Clerk's File number _____ in the real property records of Harris County, Texas.

5. Association information:

The mailing address for the HOMEOWNERS' ASSOCIATION OF PELICAN BAY is:

Homeowners' Association of Pelican Bay
2601 South Broadway Street #88
La Porte, Texas 77571
Phone number: (888) 535-8607
Email: pelicanbayhoa@live.com

6. Designated representative information:

The name and address of the designated representative for the HOMEOWNERS' ASSOCIATION OF PELICAN BAY (formerly known as WOODS ON THE BAY) is as follows:

Jessica Labiche, Association Administrator
Homeowners' Association of Pelican Bay
2601 South Broadway Street #88
La Porte, Texas 77571
Phone number: (888) 535-8607
Email: pelicanbayhoa@live.com

7. Website address at which the Association's dedicatory instruments are available:

www.pelicanbayhoa.org

8. Fees charged by the Association for property transfer in the subdivision:

\$200 for Resale Certificate and supplemental documents required when selling a home.

HOMEOWNERS' ASSOCIATION OF PELICAN BAY

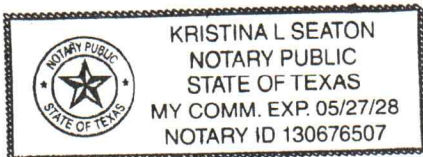
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Bonnie Natole

Bonnie Natole, President

THE STATE OF TEXAS §
COUNTY OF HARRIS §

SWORN TO AND SUBSCRIBED BEFORE ME by Bonnie Natole, president of the HOMEOWNERS' ASSOCIATION OF PELICAN BAY (formerly known as WOODS ON THE BAY) on this 21st day of November, 2025, to certify which witness my hand and seal of office.



Kristina L. Seaton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Disclaimer: This certificate contains only the information required under Texas Property Code §209.004, and may not contain all of the recorded dedicatory instruments for the Association.

AFTER RECORDING RETURN TO:

✓✓ Homeowners' Association of Pelican Bay
2601 South Broadway Street #88
La Porte, Texas 77571

FILED FOR RECORD

10:47:07 AM

Wednesday, December 3, 2025

Laneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Wednesday, December 3, 2025



Laneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS