

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

CLEAR LAKE CITY BOULEVARD ASSOCIATION

STATE OF TEXAS §
§
COUNTY OF HARRIS §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Clear Lake City Boulevard Association, a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Harris County, Texas.

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as Clear Lake City are as follows:

Subdivision Name
Bay Pointe Section 1
Bay Pointe Section 2
Bay Pointe Section 3
Bay Pointe Section 4
Bay Pointe Section 5
Bay Pointe Section 6
Bay Pointe Section 7
Northfork Section 1
Northfork Section 2
Northfork Section 3
Northfork Section 4
Northfork Section 5
Northfork Section 6
Northfork Section 7
Pine Brook Section 1
Pine Brook Section 2
Pine Brook Section 3
Pine Brook Section 4
Pine Brook Section 5
Pine Brook Section 6
Pine Brook Section 7
Pine Brook Section 8
Pine Brook Section 9

Pine Brook Section 10
Pine Brook Section 11
Pine Brook Section 12
Pine Brook Section 13
Pine Brook Section 14
Pine Brook Court
Pine Brook Patio Homes
Pine Brook Commercial

2. Name of the association.

Clear Lake City Boulevard Association

3. Recording data for the subdivision.

The recording data in the Plat Records of Harris County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Clear Lake City Boulevard Association Declaration of Covenants, Conditions and Restrictions	10/18/1991	N371852
Letter relieving Clear Lake City Boulevard Association of maintenance responsibilities for Clear Lake City Blvd from I-45 to Highway 3 effective October 1, 2003	10/13/2005	Y824510
Bay Pointe section 1	11/21/1996	S217129
Bay Pointe section Two	12/02/1991	N431161
Bay Pointe Sect Three	06/01/1992	N696728
Bay Pointe Sect Four	04/22/1993	P194266
Bay Pointe Sect Five	01/19/1994	P661495
Bay Pointe Sec 2	11/17/1994	R154231
Bay Pointe section 7	11/30/1994	R183069
Northfork Sect One	03/15/1991	N053100
Northfork section 2	09/19/1995	171491
Northfork section 3	09/12/1995	4G7857
Northfork Sect 4	07/12/1993	P333325
Northfork section 5	09/19/1995	R5B4312
Northfork section 6	09/16/1995	P71487
Northfork section 7	12/27/1994	P4891
Pine Brook section 1	03/18/1993	P138563
Pine Brook Sect 2	06/21/1993	P293726
Pine Brook Sect 03	01/04/1994	P633957
Pine Brook section 4	03/05/1995	P293569
Pine Brook Sect Five	03/27/1995	R327290
Pine Brook Sect 06	03/27/1995	R327291
Amendment Pine Brook Sect 07	12/13/1995	R706148
Pine Brook Community Assn	11/26/1996	S221970
Pine Brook Sect 9	03/07/1997	S352240
Pine Brook Sect 10	06/06/1997	S486342
Pine Brook Sect 11	04/20/1998	S970147

Pine Brook section 12	06/23/2000	U466213
Pine Brook Sect 13	09/28/1999	T990972
Pine Brook Sect 14	05/26/2000	U412972
Pine Brook CT	09/25/1996	S133985
Pine Brook Patio Homes	04/30/1998	S993048

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Harris County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Clear Lake City Boulevard Association Declaration of Covenants, Conditions and Restrictions	10/18/1991	N371852
Letter relieving Clear Lake City Boulevard Association of maintenance responsibilities for Clear Lake City Blvd from I-45 to Highway 3 effective October 1, 2003	10/13/2005	Y824510

5. Name and mailing address for the association.

Clear Lake City Boulevard Association
c/o C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

Telephone: 713-981-9000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$175	Collected at closing if the property actually transfers
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$100	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$100	Optional: reinspection for initial non-compliance, if needed

Lender Questionnaire	\$240	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Rush Request	\$75	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Expedited	\$150	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires

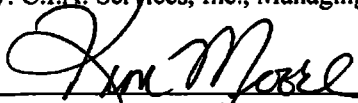
9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 1ST day of April, 2022.

Clear Lake City Boulevard Association
By: C.I.A. Services, Inc., Managing Agent



Kim Moore, Community Manager


STATE OF TEXAS

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COUNTY OF HARRIS

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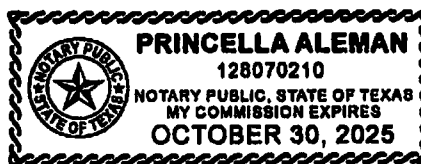
BEFORE ME, the undersigned notary public, on this 1 day of April, 2022 personally appeared Kim Moore, Community Manager for C.I.A. Services, Inc., Managing Agent Clear Lake City Boulevard Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

After recording, please return to:

C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178



RP-2022-176848
Pages 5
04/04/2022 12:09 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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

RP-2022-176848