

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
CLEAR CREEK VILLAGE CIVIC ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Pursuant to Tex. Prop. Code chs. 202 and 209, the undersigned officer of Clear Creek Village Civic Association Inc., the property owner's association for Clear Creek Village, a residential subdivision in Galveston County, Texas, (the "Subdivision") submits this Management Certificate of Clear Creek Village Civic Association.

1. The name of the Subdivision is Clear Creek Village.

2. The name of the association for the Subdivision is Clear Creek Village Civic Association, Inc. ("Association"). The association was formerly known as Clear Creek Village Committee and changed its name under that certain document entitled "Transfer of Authority and Obligations of Clear Creek Village Committee to Clear Creek Village Civic Association" recorded in the Official Public Records of Galveston under Instrument No. 2000012600.

3. The plats for the Subdivision are recorded in the Official Public Records of Galveston County, Texas, as follows:

The Final Plat of Clear Creek Village Section One (1), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 332721.

The Final Replat of Clear Creek Village Section One (1), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 2004002956.

The Final Plat of Clear Creek Village Section Two (2), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 353316.

The Final Plat of Clear Creek Village Section Three (3), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 50570.

The Final Plat of Clear Creek Village Section Four (4), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 6914886.

The Final Plat of Clear Creek Village Section Five (5), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 7208713 and thereafter replated by that certain Replat of Clear Creek Village Section Five (5) according to the map of plat thereof recorded under Instrument No. 7416388.

The Final Plat of Clear Creek Village Section Six (6), Phase One (1) a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 7722211.

The Final Replat of Clear Creek Village Section Six (6), Phase One (1) a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 7804731.

The Final Plat of Clear Creek Village Section Six (6), Phase Two (2) a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 7807749.

The Final Plat of Clear Creek Village Section Seven (7), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 9115563.

The Minor Plat of Clear Creek Village Park, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 20200447581.

4. The Restrictions Covenants and Conditions of Clear Creek Village are recorded in the Official Public Records of Galveston County, Texas, as follows:

Restrictions, Covenants and Conditions of Clear Creek Village, Section 1 for the Subdivision have been recorded under County Clerk's File No. 6401914; Amendment to Restrictions for Section 1 for the Subdivision have been recorded under County Clerk's File No. 6418119; second Amendment to Restrictions for Section 1 for the Subdivision have been recorded under County Clerk's File No. 6721181; third Amendment to Restrictions for Section 1 for the Subdivision have been recorded under County Clerk's File No. 6911333; fourth Amendment to Restrictions for Section 1 for the Subdivision have been recorded under County Clerk's File No. 7514129; and fifth Amendment to Restrictions for Section 1 for the Subdivision have been recorded under County Clerk's File No. 7514130.

Restrictions, Covenants and Conditions of Clear Creek Village, Section 2 for the Subdivision have been recorded under County Clerk's File No. 6418120, and first Amendment to Restrictions for Section 2 for the Subdivision have been recorded under County Clerk's File No. 6911334.

Restrictions, Covenants and Conditions of Clear Creek Village, Section 3 for the Subdivision have been recorded under County Clerk's File No. 6800544.

Restrictions, Covenants and Conditions of Clear Creek Village, Section 4 for the Subdivision have been recorded under County Clerk's Instrument No. 6920713 and Deed of Trust Records Book 2074 Page 391-98, and Amendment to Restrictions for Section 4 for the Subdivision have been recorded under County Clerk's Instrument No. 7001242 and Deed of Trust Records Book 2080 Page 785.

Restrictions, Covenants and Conditions of Clear Creek Village, Section 5 for the Subdivision have been recorded under County Clerk's File No. 7209395 and Deed of Trust Records Book 2256 Page 515.

Restrictions, Covenants and Conditions of Clear Creek Village, Section 6 for the Subdivision have been recorded under County Clerk's File No. 7724461 and Deed of Trust Records Book 2868, Page 235, and revised under County Clerk's File No. 7804732, and Deed of Trust Records Book 2952, Page 36.

Restrictions, Covenants and Conditions of Clear Creek Village, Section 6, Phase 11 for the Subdivision have been recorded under County Clerk's File No. 7809138 and Deed of Trust Records Book 2966, Page 772.

Restrictions, Covenants and Conditions of Clear Creek Village, Section 7 for the Subdivision have been recorded under County Clerk's File No. 9120374, and Amendment to Restrictions, Covenants and Conditions of Clear Creek Village Section 7 for the Subdivision have been recorded under County Clerk's File No. 2000009322.

All of the foregoing collectively referred to as "Declaration".

7. 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, lpipropertymanagement.com. The fees for the transfer of any property in the subdivision is \$200.00.

6. A true and correct copy of the Articles of Incorporation under recorded in the Official Public Records of Galveston County, Texas under Dedicatory Instruments for Clear Creek Village Civic Association, Inc., County Clerk's File No. 2011065825.

7. A true and correct copy of the Second Amended Bylaws of Clear Creek Village Civic Association, Inc. are attached to that certain Management Certificate filed at Galveston County Clerk's Instrument No. 2021030172.

8. True and correct copies of the current Document Retention Policy and Document Production Policy and Copying Policy are attached to that certain Management Certificate filed at Galveston County Clerk's Instrument No. 2020070838.

9. True and correct copies of the Dedication of Certain Easements in Clear Creek Village, Section 1 and Section 2 are recorded in the Official Public Records of Galveston County, Texas, under County Clerk's Instrument Nos. 6411892 and 6418516 respectively.

10. True and correct copies of the common area deeds are recorded in the Official Public Records of Galveston County, Texas, under County Clerk's Instrument Nos. 6910648, 7713017 and 2020011987. A true and correct copy of the deed transferring a portion of the Association's property to The State of Texas, acting by and through the Texas Transportation Commission is recorded under County Clerk's Instrument No. 2017063601.

11. A true and correct copy of the current Delinquency Collection Policy, Collection Referral Policy, Alternative Payment Schedule, Bid Solicitation Policy, Rental and Lease Policy, Deed Restriction Violation Dispute Resolution Policy, and Architectural Review Authority and Appeals Policy are attached hereto. Any and all other policies of the same name recorded prior to any foregoing attached policy is hereby revoked.

Signed this 19th day of January, 2022

CLEAR CREEK VILLAGE CIVIC ASSOCIATION,
INC., Texas not for profit corporation

By: Lacey Woltz
Name: Lacey Woltz
Title: Vice President Communication

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the 19th day of January, 2022
by Lacey Woltz, Vice President of Clear Creek Village Civic
Association, Inc., a Texas not for profit corporation, on behalf of said not for profit corporation

Bobbie J. Lopez
Notary Public in and for the State of Texas

