# PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE PIRATES LANDING TOWNHOUSE ASSOCIATION

STATE OF TEXAS	}	
	}	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GALVESTON	}	

Name of Subdivision: PIRATES LANDING SECTION 1

Name of Association: PIRATES LANDING TOWNHOUSE ASSOCIATION

#### **Recording Data for Subdivision:**

PIRATES LANDING, SECTION 1, a subdivision of 12.6132 acres out of Lots 1 and 14 out of Section 3 and Lots 487 and 503 out of Section 2 of the Trimble and Lindsey Survey of Galveston Island, Galveston County, Texas, according to the map of plat thereof, recorded in Book 15, Page 9, of the Map Records of Galveston County, Texas and under County Clerk's Document No. 7402716.

Partial Replat of PIRATES LANDING, SECTION ONE, a subdivision of 5.8128 acres out of Lots 487 and 503 out of Section Two of the Trimble and Lindsey Survey of Galveston Island, Galveston County, Texas, according to the map of plat thereof, recorded in Book 17, Page 15, of the Map Records of Galveston County, Texas and under County Clerk's Document No. 8119763.

## **Recording Data for Declaration:**

Declaration of Covenants, Conditions and Restrictions, Pirates Landing, Section 1, recorded in the Official Public Records of Galveston, County, Texas, under Clerk's Document No. 7510806, in Book 2112, Page 203, and re-recorded under Clerk's Document No. 7511071, in Book 2564, Page 590.

Supplemental Declaration of Covenants, Conditions and Restrictions, Pirates Landing, Section 1, recorded in the Official Public Records of Galveston, County, Texas, under Clerk's Document No. 7510807, in Book 2112, Page 238, and re-recorded under Clerk's Document No. 7511073, in Book 2564, Page 665.

Supplemental Agreement, recorded in the Official Public Records of Galveston, County, Texas, under Clerk's Document No. 7510808, in Book 2112, Page 246, and re-recorded under Clerk's Document No. 7511072, in Book 2564, Page 625.

Restrictions, Pirates Landing, Section 1 (Partial Replat), recorded in the Official Public Records of Galveston, County, Texas, under Clerk's Document No. 8121649.

Amendment to Declaration of Covenants, Conditions and Restrictions, Pirates Landing, Section 1, recorded in the Official Public Records of Galveston, County, Texas, under Clerk's Document No. 2013044488.

Amendment to Declaration of Covenants, Conditions and Restrictions, Pirates Landing Townhouse Owners Association, recorded in the Official Public Records of Galveston, County, Texas, under Clerk's Document No. 2018013836.

#### **Mailing Address of Association:**

c/o LPI Property Management, LLC, P. O. Box 3217, Pearland, TX 77588

### **Management Company and Designated Representative:**

LPI Property Management, LLC, P. O. Box 3217, Pearland, TX 77588

Designated Representative: Jordan Cook

Telephone number: 281-947-8675 Email: Jcook@lpidev.net

To order resale documents, go to www.homewisedocs.com

<u>Fees expire on December 31, 2024</u>: Transfer Fee is \$225.00; Resale Certificate is \$375.00; Refinance Fee: \$75.00; Statement of Account Fee is \$200.00; Refinance Statement of Account Fee is \$125.00; Lender Questionnaire Fee is \$250.00

<u>Fees starting January 1, 2025</u>: Transfer Fee is \$200.00; Resale Certificate is \$375.00; Refinance Fee: \$150.00; Statement of Account Fee is \$200.00; Refinance Statement of Account Fee is \$125.00; Lender Questionnaire Fee is \$250.00

<u>Note</u>: This Management Certificate does not list all dedicatory instruments and/or governing documents of the Association, and is not to be relied on as an exhaustive list. This Management Certificate is filed/recorded in compliance with the mandate of, and to meet the requirements of, Section 209.004 of the Texas Property Code.

The Association's Dedicatory Instruments are available to members for viewing online at: www.lpipropertymanagement.com or www.pltagalveston.com

EXECUTED this 10th day of December, 2024.

**Pirates Landing Townhouse Association** 

By: Jordan Cook, Managing Agent

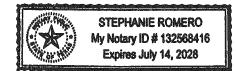
STATE OF TEXAS

COUNTY OF GALVESTON }

The foregoing instrument was acknowledged before me by the said Jordan Cook in his official capacity as Managing Agent of Pirates Landing Townhouse Association, on this \_\_\_\_\_\_day of \_\_\_\_\_\_, 2024, on behalf of said Association.

Notary Public - State of Texas

Prepared by: Treece Law Firm, P.C. 1020 Bay Area Blvd., Suite 200 Houston, Texas 77058



## FILED AND RECORDED

Instrument Number: 2024056042

Recording Fee: 29.00

Number Of Pages: 3

Filing and Recording Date: 12/12/2024 8:43AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan, County Clerk

Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - Warning, this document is part of the Official Public Record.