

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
Karankawa Townhouse Owners Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Whereas section 209.004 of Texas Property 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 the Karankawa Townhouse Owners Association, Inc. is a property owners' association as defined in Section 209.003 of the Texas Property Code and has property located in GALVESTON County, Texas,

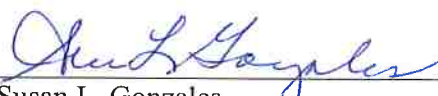
NOW THEREFORE, the following information is provided to meet the requirements of Section 209.004 of the Texas Property Code and supersedes all prior Management Certificates, if any.

- (1) The name of the subdivision is Karankawa Subdivision Section #2
- (2) The name of the association is Karankawa Townhouse Owners Association, Inc.
- (3) The subdivision is recorded with Map and Plat Records of GALVESTON County, Texas, along with any supplements, amendments or replats thereto, as follows:
 - (a) Karankawa Subdivision Section #2, Clerk File No. 8213956 File Date 5/20/1982
- (4) The Declarations for the Association are recorded in the Real Property Records of GALVESTON County, Texas, along with any amendments or supplements thereto, as follows (County Recording Data is listed below):
 - (a) Clerk File No. 8234125 File Date 11/10/1982 (Original CCRs)
 - (b) Clerk File No. 8312016 File Date 4/8/1983 (Amendment to Original CCRs)
 - (c) Clerk File No. 2007053496 File Date 8/15/2007 (Amended & Restated "A&R" CCRs)
 - (d) Clerk File No. 2010032565 File Date 7/6/2010 (1st Amendment to "A&R" CCRs)
 - (e) Clerk File No. 2012071011 File Date 12/28/2012 (2nd Amendment to "A&R" CCRs)
- (5) The name and mailing address of the Association is: Karankawa Townhouse Owners Association, Inc., c/o C.K.M. Property Management, Inc., P.O. Box 160, Tomball, Texas 77377; 281-255-3055
- (6) The name, mailing address and contact information of the Association's designated representative is: C.K.M. Property Management, Inc. Transfer Department, P.O. Box 160, Tomball, Texas 77377; Phone 281-255-3055; Email ckm1@ckm1.com
- (7) The website for the Association is www.ktoa.net
- (8) Fees related to a property transfer in the subdivision:
 - Association Transfer Fee – \$50.00
 - Transfer fee – \$200.00
 - Resale Certificate fee – \$300.00
 - Resale Certificate Rush Fee – \$50.00
 - Resale Certificate Update Fee – \$75.00

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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.

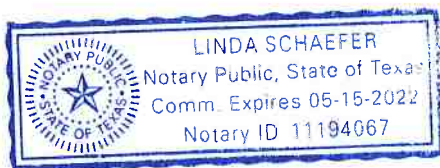
EXECUTED on this 12th day of October, 2021.


Signature: 
By: Susan L. Gonzales
Title: C.K.M. Property Management, Inc.
Managing Agent for
Karankawa Townhouse Owners Association, Inc.

STATE OF TEXAS §
§
COUNTY OF GALVESTON §

BEFORE ME, the undersigned notary public, on this day personally appeared the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 12th day of October, 2021, to certify which witness my hand and official seal.



Signature: 
By: Linda Schaefer
Title: Notary in and for the State of Texas
My commission expires on 05/15/2022

AFTER RECORDING RETURN TO:
C.K.M Property Management, Inc.
P.O. Box 160
Tomball, TX 77377-0160
281-255-3055

FILED AND RECORDED

Instrument Number: 2021076147

Recording Fee: 30.00

Number Of Pages:3

Filing and Recording Date: 10/19/2021 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.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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