

CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE
RIVIERA II CONDOMINIUM COUNCIL OF CO-OWNERS, INC.

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

Name of Condominium: RIVIERA II

Name of Association: RIVIERA II CONDOMINIUM COUNCIL OF CO-OWNERS, INC.

Location of Condominium: 11947 San Luis Pass Road (FM 3005), Galveston, TX 77554

Recording Data for Declaration:

Condominium Declaration for The Riviera II, under Galveston County Clerk's File No. 8825032 and under Reference Number 005-95-2577, et seq., recorded in the Official Public Records of Galveston, County, Texas.

First Amendment to Condominium Declaration for The Riviera II, under Galveston County Clerk's File No. 9541827 and under Reference Number 010-71-0571, et seq., recorded in the Official Public Records of Galveston, County, Texas.

Amendment to the Condominium Bylaws of The Riviera II Condominium Council of Co-Owners, Inc., under Galveston County Clerk's File No. 2000009617 and under Reference Number 014-34-1352, et seq., recorded in the Official Public Records of Galveston, County, Texas.

Amendment to the Condominium Bylaws of The Riviera II Condominium Council of Co-Owners, Inc., under Galveston County Clerk's File No. 2012037473, recorded in the Official Public Records of Galveston, County, Texas.

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

Fees expire on December 31, 2024: 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

Fees starting January 1, 2025: 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

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

This organization may also be reached via Treece Law Firm, P.C., 1020 Bay Area Boulevard,
Suite 200, Houston, Texas 77058 – 281-667-3100, Michael J. Treece, Esq. mike@treecelaw.com.

Note: 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 82.116 of the Texas Property Code.

The Association's Dedicatory Instruments are available to members for viewing online at:
<https://www.lpipropertymanagement.com>

EXECUTED this 10th day of December, 2024.

**Riviera II Condominium
Council of Co-Owners, Inc.**

By: 
Jordan Cook, Managing Agent

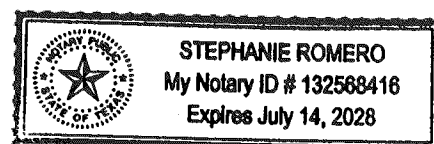
STATE OF TEXAS }
 }
COUNTY OF GALVESTON }

The foregoing instrument was acknowledged before me by the said Jordan Cook, in his
official capacity as Managing Agent of Riviera II Condominium Council of Co-Owners, Inc., on this
10th day of December, 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

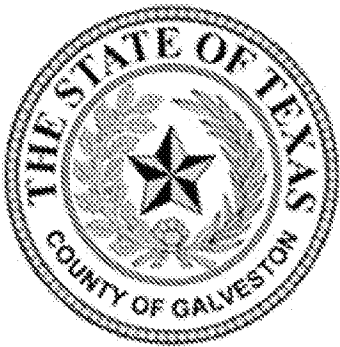
Instrument Number: 2024056041

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.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with the first and last names being more prominent.

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.*