

MANAGEMENT CERTIFICATE  
EAGLES POINT HOMEOWNERS ASSOCIATION, INC.

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

**Name of Subdivision:** EAGLES POINT

**Name of Association:** EAGLES POINT HOMEOWNERS ASSOCIATION, INC.

**Recording Data for Subdivision:**

EAGLES POINT; plat recorded at Galveston County Clerk's File No. 7837209, in the Map Records of Galveston County, Texas; and

REPLAT OF EAGLES POINT; plat recorded at Galveston County Clerk's File No. 7918962, in the Map Records of Galveston County, Texas

**Recording Data for Declaration:**

Eagles Point Deed Restrictions, recorded May 17, 1979 under Volume 3182, Page 393 in the Deed Records of Galveston County, Texas;

Eagles Point Amended Deed Restrictions, recorded June 19, 1979 at County Clerk's File No. 204226; Deed of Trust Book 3182, Page 393;

Amendment to Declaration of Covenants, Conditions and Restrictions; recorded December 8, 1980 at County Clerk's File No. 259311; Deed of Trust Book 3404, Page 351;

**Mailing Address of Association:** P.O. Box 1550, Friendswood, Texas 77549. Association is self-managed. Designated representative is R. Dwane Ruiz, whose email address is drulz4@comcast.net and telephone number is 713-705-9815

**Association Information:** Fees: Transfer Fee is \$ 100.00; Refinance Fee is \$ 50.00. Other fees include: Annual Fees @ \$ 140.00

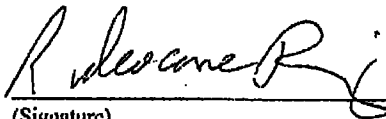
This organization may also be reached via Treece Law Firm, P.C., 1020 Bay Area Boulevard, Suite 200, Houston, Texas 77058 – 281-667-3100, Michael J. Treece, Esq.  
mike@trececlaw.com

**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 209.004 of the Texas Property Code.

The Association's Dedicatory Instruments are available to members for viewing online at:  
www.eaglespointhoa.org ~~-com~~

EXECUTED this 23 day of APRIL, 2021, 2022

**Eagles Point Homeowners Association, Inc.**



(Signature)

By: R. Dwane Ruiz

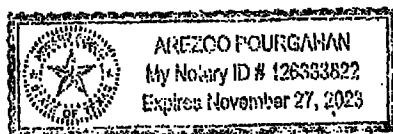
(Print Name)

Director of Eagles Point Homeowners  
Association, Inc.

STATE OF TEXAS }

COUNTY OF GALVESTON }

The foregoing instrument was acknowledged before me by the said Ruiz, R.D.  
in his/her official capacity as a Director Eagles Point Homeowners  
Association, Inc., on this 23 day of APRIL, 2021, on behalf of said Association.



  
Notary Public - State of Texas

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

## FILED AND RECORDED

Instrument Number: 2022027610

Recording Fee: 30.00

Number Of Pages: 3

Filing and Recording Date: 04/25/2022 11:16AM

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 a large, sweeping "S" at the end.

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.*