

**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.**

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
OF  
SAN PABLO HOMEOWNERS ASSOCIATION, INC., INC.

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

Pursuant to Tex. Prop. Code chs. 202 and 209, including 209.004(a-1), the undersigned officer of San Pablo Homeowners Association, Inc., Inc., the property owners' association for San Pablo, a residential subdivision in Houston, Harris County, Texas, (the "Subdivision") submits this Management Certificate of San Pablo Homeowners Association, Inc., Inc.

1. The name of the Subdivision is San Pablo.

2. The name of the property owners association for the Subdivision is San Pablo Homeowners Association, Inc., Inc. ("Association"). The Association is incorporated as a not for profit corporation under the laws of the state of Texas and assigned Secretary of State File No. 800434321. The Association has also been referenced as San Pablo Community Association in those certain instruments recorded at Harris County Clerk's Instrument No. 20060175425, Harris County Clerk's Instrument No. 20060175426, and Harris County Clerk's Instrument No. 20060175427, all in the Real Property Records of Harris County, Texas.

3. The plats for the Subdivision are recorded in the Real Property Records of Harris County, Texas, as follows:

The Plat of San Pablo, Section One, recorded at Harris County Clerk's File No. X613994, Film Code No. 558102, in the Map Records of the County Clerk of Harris County, Texas ("San Pablo, Section One");

The Plat of San Pablo, Section Two, recorded at Harris County Clerk's File No. Y606647, Film Code No. 585161, in the Map Records of the County Clerk of Harris County, Texas ("San Pablo, Section Two"); and

The Plat of San Pablo, Section Three, recorded at Harris County Clerk's File No. Y777324, Film Code No. 590266, in the Map Records of the County Clerk of Harris County, Texas ("San Pablo, Section Three").

4. The Subdivision presently consists of San Pablo, Section One, San Pablo, Section Two, and San Pablo, Section Three.

5. San Pablo Section Two, and San Pablo, Section Three were added and annexed into the jurisdiction and authority of the Association, and have been subjected to the Declaration of Covenants, Conditions, and Restrictions for San Pablo, as amended by that certain Supplemental Declaration of Covenants, Conditions and Restrictions for San Pablo to Correct Exhibit A dated March 14, 2005 (as further described below) for the Subdivision, by that certain Supplemental Declaration of Covenants, Conditions, and Restrictions for San Pablo (Annexation - Sections 2 and 3) filed of record in the Real Property Records of Harris County, Texas, under Harris County Clerk's File No. Z161675, Film Code No. RP 019-20-1533 - 1536.

6. The Declaration applicable to the Subdivision, excluding Unrestricted Reserves A and B of San Pablo, Section One, has been recorded at Harris County Clerk's File No. Y238266, Film Code No. RP 001-20-2959 - 2996, in the Real Property Records of Harris County, Texas. A Supplemental Declaration of Covenants, Conditions and Restrictions for San Pablo to Correct Exhibit A has been recorded at Harris County Clerk's File No. Y329116, Film Code No. RP 002-86-0070 - 0071, in the Real Property Records of Harris County, Texas. Additional covenants, conditions and restrictions pertaining to the Subdivision are set forth in the Plats of San Pablo, Section One, San Pablo, Section Two, and San Pablo, Section Three, as identified above.

7. The deeds to the common area of the subdivision have been recorded at Harris County Clerk's Instrument No. 20110146903, Film Code No. RP 076-86-0251 - 0252, Harris County Clerk's File No. Z550257, re-recorded at Harris County Clerk's Instrument No. 20060175425, Harris County Clerk's File No. Z550259, re-recorded at Harris County Clerk's Instrument No. 20060175426, Harris County Clerk's File No. Z550262, re-recorded at Harris County Clerk's Instrument No. 20060175427, and Harris County Clerk's File No. Y554862, Film Code No. RP 007-25-1177 - 1181, all in the Real Property Records of Harris County, Texas.

8. The person managing the Association is LPI Property Management, LLC, attn. Jordan Cook, and the mailing address of the Association, being the same as the mailing address of the person managing the Association, is P.O. Box 3217, Pearland, Texas 77588-3217; telephone number 281/947-8675; email: [jcook@lpidev.net](mailto:jcook@lpidev.net). The recording information for the association can be found at [lpipropertymanagement.com](http://lpipropertymanagement.com). Resale documents for the Association are charged at the following rates: resale certificates - \$375.00; transfer fee -\$200.00; statement of account - \$200.00; expedited services for any of the foregoing are subject to an additional charge.

9. A true and correct copy of the Articles of Incorporation of the Association is attached to that certain instrument dated March 2, 2005 and recorded at Harris County Clerk's File No. Y342118, Film Code No. RP 003-11-0020 - 0041, in the Real Property Records of Harris County, Texas.

10. A true and correct copy of the Bylaws of the Association as adopted effective January 4, 2005 and executed by the Secretary of the Association are attached to that certain Management Certificate of San Pablo Homeowners Association, Inc., Inc. recorded at Harris County Clerk's Instrument No. 20120161616. The copy of the Bylaws of the Association attached to that certain instrument dated March 2, 2005 and recorded at Harris County Clerk's File No. Y342118, Film Code No. RP 003-11-0020 - 0041, in the Real Property Records of Harris County, Texas, are to be disregarded.

11. All of those certain Payment Plan Policy, Records Retention Policy, Records Production Policy, and Maintenance Assessment Delinquency Program, and the certain Instrument to Record Dedicatory Instruments to which they are attached, are revoked in that certain Management Certificate dated April 10, 2013 and recorded at Harris County Clerk's Instrument No. 20120161616, Film Code No. RP-081-80-0598 - 1521.

12. True and correct copies of the current Document Retention Policy, and Document Production and Copying Policy are attached to that certain Management Certificate of San Pablo Homeowners Association, Inc., Inc. recorded at Harris County Clerk's Instrument No. 20120161616, Film Code No. RP-081-80-0598-1521.

13. A true and correct copy of the Supplement to Restrictions and Rules for San Pablo Homeowners Association as adopted by the Association is attached to that certain Instrument to Record Dedicatory Instruments dated July 17, 2008 and recorded at Harris County Clerk's Instrument No. 20080407989, Film Code No. RP 058-84-1124 - 1127.

14. A true and correct copy of the current Pet and Animal Policy is attached to that certain Management Certificate of San Pablo Homeowners Association, Inc., Inc. recorded in the Real Property Records of Harris County, Texas, under County Clerk's Instrument No. 20130632313, Film Code No. RP 089-95-0024.

15. Those certain Delinquency Collection Policy, Collection Referral Policy, and Alternative Payment Schedule Policy dated April 10, 2012, attached to that certain Management Certificate of San Pablo Homeowners Association Inc., Inc. recorded in the Real Property Records of Harris County, Texas, under County Clerk's Instrument No. 20120161616, Film Code No. RP 081-80-0617 - 0621 are hereby revoked. True and correct copies of the current Delinquency Collection Policy, Collection Referral Policy, and Alternative Payment Schedule Policy are attached to that certain Management Certificate of San Pablo Homeowners Association, Inc., Inc. Recorded in the Real Property Records of Harris County, Texas, under County Clerk's Instrument No. RP-2016-64813.

16. A true and correct copy of the current Deed Restriction Violation Fine Policy is attached to that certain Management Certificate recorded in the Real Property Records of Harris County, Texas, under County Clerk's Instrument No. RP-2018145603.

A true and correct copy of the current Alternative Payment Schedule Policy and Delinquency Collection Policy is attached to that certain management recorded at Harris County Clerk's Instrument RP-2020-179546. All prior versions of the foregoing policies are hereby revoked.

Signed this 1 day of August, 2023.

SAN PABLO HOMEOWNERS ASSOCIATION,  
INC., INC.

By: [Signature]  
Name: Ronshon Jeffery  
Title: San Pablo HOA President

STATE OF TEXAS           §  
  §  
COUNTY OF Harris       §

This instrument was acknowledged before me on the 1st day of August, 2023 by Ronshon, Jeffery of and on behalf of San Pablo Homeowners Association, Inc., a Texas not for profit corporation.

[Signature]  
Notary Public in and for the State of Texas

