PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
THE DUNES OF WEST BEACH
COMMUNITY SERVICES ASSOCIATION, INC.

STATE OF TEXAS   }

                                }   KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GALVESTON   }

Name of Subdivision: THE DUNES OF WEST BEACH

Name of Association: THE DUNES OF WEST BEACH COMMUNITY SERVICES ASSOCIATION, INC.

Recording Data for Subdivision:

The Dunes of West Beach, a subdivision in Galveston County, Texas, according to the map thereof, recorded in Volume 18, Page 514 of the Map Records of Galveston County, Texas and under the County Clerk's Document Number 9447569.

Replat of Lots 30 through 42, inclusive of the "The Dunes of West Beach", a subdivision in Galveston County, Texas, according to the map thereof, recorded in Volume 18, Page 681 of the Map Records of Galveston County, Texas and under the County Clerk's Document Number 9710156.

Replat of Lots 1 through 22, of The Dunes of West Beach, a subdivision in Galveston County, Texas, according to the map thereof, recorded in Volume 18, Pages 718 and 719 of the Map Records of Galveston County, Texas and under the County Clerk's Document Number 9739544.

Recording Data for Declaration:

The Dunes of West Beach, Declaration of Covenants, Conditions and Restrictions, recorded in the Official Public Records of Galveston, County, Texas, under Clerk's File No. 9450337, and Reference No. 010-09-2768, et seq.

The Dunes of West Beach, Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded in the Official Public Records of Galveston, County, Texas, under Clerk's File No. 2000064777, and Reference No. 015-19-0182, et seq.

Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Dunes of West Beach Community Services Association, Inc., recorded in the Official Public Records of Galveston, County, Texas, under Clerk's File No. 2016017689.

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: 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
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 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.dunesofwestbeach.com

EXECUTED this 21ᵗʰ day of November, 2024.

The Dunes of West Beach Community Services Association, 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 a Managing Agent of The Dunes of West Beach Community Services Association, Inc., on this 21ᵗʰ day of November, 2024, on behalf of said Association.
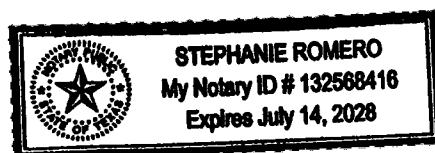
Notary Public - State of Texas

(notary seal above)
Prepared by:
Treece Law Firm, P.C.
1020 Bay Area Blvd., Suite 200
Houston, Texas 77058

STEPHANIE ROMERO
My Notary ID # 132568416
Expires July 14, 2028

FILED AND RECORDED

Instrument Number: *2024054397*

Recording Fee: 29.00

Number Of Pages: 3

Filing and Recording Date: 12/02/2024 3:33PM

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.*