

CENTERPOINTE PROPERTY OWNERS ASSOCIATION, INC MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Centerpointe Property Owners Association, INC (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of Subdivision: Centerpointe Property Owners Association, INC

Name of the Association: Centerpointe Property Owners Association, INC

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Galveston County, Texas, as follows;

Section 1, Vol. 18, Page 1032, File No. 2000034581, Replat Vol. 18, Page 1104, File No. 2000063566,
Section 2, Vol. 18 Page 1034, File No. 2000034582,
Section 3, Vol. 18, Page 1036, File No. 2000034583, Replat Vol. 18, Page 1106, File No. 2000063570,
Section 4, Vol. 18, Page 1038, File No. 2000034584,
Section 5, Vol. 2006A, Page 190, File No. 2006070874,
Section 6, Vol 2003A, Page 121, File No. 2003081753, Replat Vol. 2004A, Page 15, File No. 2004006742,
Section 7, Vol. 2003A, Page 123, File No. 2003081755, Replat Vol. 2004A, Page 18, File No. 2004006749,
Section 8, Phase 1, Vol. 2006A, Page 241, File No. 2006082596,
Section 8, Phase 2, Vol. 2007A, Page 21, File No. 2007016415,
Section 9, Vol. 2009A, Page 75, File No. 2009050713

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Galveston County, Texas, as follows:

- (a) Additional Dedicatory Instruments Including Third Amendment To By-Laws, under Galveston County Clerk's File No. 2020036817, along with any amendments or supplements thereto;
- (b) Property Owners' Association Management Certificate, under Galveston County Clerk's File No. 2013077022, along with any amendments or supplements thereto;
- (c) Supplement To Governing Documents – Resolution Regarding Adoption Of Statutory Policies Including Collection Policy, Document Retention Policy, Document

- Production And Copying Policy, Deed Restriction Enforcement Policy, Roofing Guidelines, Religious items Guidelines, Solar Devices Guidelines, Flag Guidelines, Rainwater Systems Guidelines, under Galveston County Clerk's File No. 2012002597, along with any amendments or supplements thereto;
- (d) Resolution Regarding Hurricane Window Protection Rules And Guidelines, under Galveston County Clerk's File No. 2011048129, along with any amendments or supplements thereto;
 - (e) Management Certificate, under Galveston County Clerk's File No. 2010033188, along with any amendments or supplements thereto;
 - (f) By-Laws, under Galveston County Clerk's File No. 2008024305, along with any amendments or supplements thereto;
 - (g) First Amendment To Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 2007054368, along with any amendments or supplements thereto;
 - (h) Certificate Of Incorporation, under Galveston County Clerk's File No. 2001027731, along with any amendments or supplements thereto;
 - (i) Assessment Collection Policy, under Galveston County Clerk's File No. 2022003496, along with any amendments or supplements thereto;
 - (j) Guidelines for Installation and Use of Certain Residence Security Measures, under Galveston County Clerk's File No. 2021081750, along with any amendments or supplements thereto;
 - (k) Third Amendment to By-Laws, under Galveston County Clerk's File No. , along with any amendments or supplements thereto;2020036817

Name and Mailing Address of the Association

Centerpointe Property Owners Association, INC
c/o Houston Community Management
18333 Egret Bay Blvd
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and Email Address of Person Managing the Association or its Designated Representative

Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058
832-864-1200
customerservice@houcomm.com

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$75.00

Resale Certificate: Starting \$370.00

Resale Certificate Update: Starting \$72.00

Legacy Account Closure Fee: \$220.00

Refinance Statement of Account: Starting \$75.00

Transfer Fee: None Noted

Working Capitalization Fees: None Noted

Expedite Fee for Resale Certificate prior to 10 business day deliver obligation: \$175.00 for 1 day and \$125.00 for 3 day.

Executed on this the 30 day of April 2025.

Centerpointe Property Owners
Association, INC acting by and
through its managing agent, Houston
Community Management of Houston
Texas



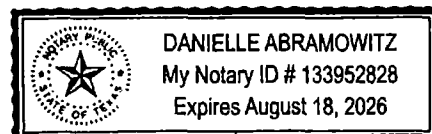
Rebecca Full , Branch President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 30 day of April, 2025 by Rebecca Full, Branch President with Houston Community Management, the managing agent for Centerpointe Property Owners Association, INC, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas



When recorded return to:
Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058

FILED AND RECORDED

Instrument Number: 2025027287

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 06/12/2025 9:33AM

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.*