

The Peninsula at Clear Lake Property Association, Inc MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **The Peninsula at Clear Lake Property 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 the Subdivision: The Peninsula at Clear Lake Property Association, Inc

Name of the Association: The Peninsula at Clear Lake Property 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. 2007A, Page 130, File No. 2007059110, Section 2, Vol. 2008A, Page 67, File No. 2008034641

Recording Data for Restrictions:

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

- (a) Fine Policy And Procedures, under Galveston County Clerk's File No.2020074554, along with any amendments or supplements thereto;
- (b) Home Owners' Association Management Certificate, under Galveston County Clerk's File No. 2019003736, along with any amendments or supplements thereto;
- (c) Resolution Regarding Surveillance Cameras, under Galveston County Clerk's File No. 2016014369, along with any amendments or supplements thereto;
- (d) Property Owners Association Management Certificate, under Galveston County Clerk's File No. 2013074606, along with any amendments or supplements thereto;
- (e) Flag Display Policy, under Galveston County Clerk's File No. 2013074425, along with any amendments or supplements thereto;
- (f) Management Certificate, under Galveston County Clerk's File No. 2012049144, along with any amendments or supplements thereto;
- (g) Rain Barrel Policy, under Galveston County Clerk's File No. 2012046075, along with any amendments or supplements thereto;
- (h) Collection Policy And Payment Load Guidelines, under Galveston County Clerk's File No. 2012046073, along with any amendments or supplements thereto;
- (i) Display Of Religious Items Policy, under Galveston County Clerk's File No. 2012046072, along with any amendments or supplements thereto;
- (j) Document Retention Policy, under Galveston County Clerk's File No. 2012046071, along with any amendments or supplements thereto;
- (k) Access Production And Copying Policy, under Galveston County Clerk's File No. 2012046070, along with any amendments or supplements thereto;
- (l) Energy Devices And Roofing Materials Policy, under Galveston County Clerk's File No. 2012046068, along with any amendments or supplements thereto;
- (m) Amended And Restated Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 2012013474, along with any amendments or supplements thereto;
- (n) Private Streets Agreement, under Galveston County Clerk's File No. 2011060685, along with any amendments or supplements thereto;
- (o) Restated Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 2011050124, along with any amendments or supplements thereto;
- (p) Restated Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 2011050124, along with any amendments or supplements thereto;

- (q) First Amendment To The Peninsula At Clear Lake Annexation Agreement Termination Of Section One Declaration And Amendment To Section Two Declaration, under Galveston County Clerk's File No. 2011050123, along with any amendments or supplements thereto;
- (r) First Amendment To The Peninsula At Clear Lake Annexation Agreement Termination Of Section One Declaration And Amendment To Section Two Declaration And Amendment To Section Two Declaration : Articles Of Association, under Galveston County Clerk's File No. 20100476084, along with any amendments or supplements thereto;
- (s) Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 2008036263, along with any amendments or supplements thereto;
- (t) Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 2007075546, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

The Peninsula at Clear Lake Property Association, Inc
c/o Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

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

Houston Community Management
17049 El Camino Real #100
Houston, Texas 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: \$95
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite


Executed on this the 20 day of December 2022

The Peninsula at Clear Lake Property Association, Inc, acting by and through its managing agent, Houston Community Management

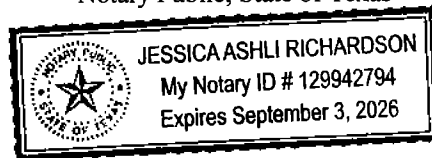
Tracy Downs
Tracy Downs, President of Operations

STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 20 day of December 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for The Peninsula at Clear Lake Property Association, Inc, a Texas nonprofit corporation, on behalf of such corporation.



Jessica Richardson
Notary Public, State of Texas



When recorded return to:

Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

FILED AND RECORDED

Instrument Number: 2022076229

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 12/22/2022 8:46AM

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 initial "D".

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.*