

## **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 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  
 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 7 day of May 2025.

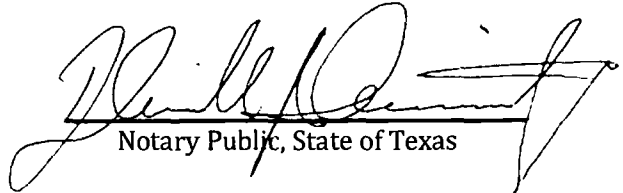
The Peninsula at Clear Lake Property  
Association, INC acting by and  
through its managing agent, Houston  
Community Management of Houston  
Texas



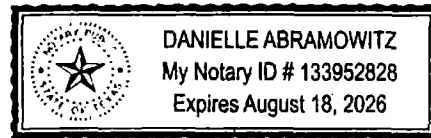
Rebecca Full, Branch President

STATE OF TEXAS       §  
                                     §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 7 day of may, 2025 by Rebecca Full , Branch President 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.

  
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: 2025027314

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 06/12/2025 9:56AM

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 the first and last names being more prominent.

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.*