

**MANAGEMENT CERTIFICATE FOR
PROPERTY OWNERS ASSOCIATION OF POINTE WEST, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

The undersigned, of Property Owners Association of Pointe West, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Pointe West POA.
2. Name of Association: The name of the Association is Property Owners Association of Pointe West, Inc.
3. Recording Data for the Association:

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

- a. Pointe West Section One, Map Number 2004052280
 - b. Pointe West Section One-C, Map Number 2004052282
 - c. Pointe West Section Two A, Map Number 2006005159
 - d. Pointe West Section Two-A, Map Number 2006005173
 - e. Pointe West Section Four-A, Map Number 2006005176
 - f. Pointe West Section Four-D, Map Number 200507590S
 - g. Pointe West Section Four-D, Replat No. 1, Map Number 2006005177
 - h. Pointe West Section Two-A Phase Three, Map Number 2006054025
 - i. Pointe West Section Three-C, Map Number 2006080816
 - j. Pointe West Section Four-B, Map Number 2005037773
 - k. Pointe West Section Three-C Phase Two, Map Number 2008005762
 - l. Pointe West Section Four-D, Map Number 2005059599
4. Recording Data for the Declaration:

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

- a. Declaration of Covenants, Conditions and Restrictions, under Galveston County Clerk's File No. 2004054134, along with any amendments or supplements thereto;
- b. Supplemental Declaration of Covenants, Conditions and Restrictions, under Galveston County Clerk's File No. 2004082449, along with any amendments or supplements thereto;
- c. Supplemental Declaration of Covenants, Conditions and Restrictions, under Galveston County Clerk's File No. 2005022914, along with any amendments or supplements thereto;
- d. Supplemental Declaration of Covenants, Conditions and Restrictions, under Galveston County Clerk's File No. 2005075905, along with any amendments or supplements thereto;
- e. Supplemental Declaration of Covenants, Conditions and Restrictions, under Galveston County Clerk's File No. 2005075906, along with any amendments or supplements thereto;
- f. Supplemental Declaration of Covenants, Conditions and Restrictions, under Galveston County Clerk's File No. 2007004019, along with any amendments or supplements thereto;
- g. Supplemental Declaration of Covenants, Conditions and Restrictions, under Galveston County Clerk's File No. 2006081260, along with any amendments or supplements thereto;
- h. Supplemental Declaration of Covenants, Conditions and Restrictions, under Galveston County Clerk's File No. 2006068511, along with any amendments or supplements thereto;
- i. Supplemental Declaration of Covenants, Conditions and Restrictions, under Galveston County Clerk's File No. 2006006723, along with any amendments or supplements thereto;
- j. Amendment to the Declaration of Covenants, Conditions and Restrictions, under Galveston County Clerk's File No. 2006006722, along with any amendments or supplements thereto;
- k. Architectural Guidelines, under Galveston County Clerk's File No. 2021089958, along with any amendments or supplements thereto;
- l. Guidelines for Display of Religious Items, under Galveston County Clerk's File No. 2021063735, along with any amendments or supplements thereto;
- m. Resolution Regarding Solar Energy Devices, under Galveston County Clerk's File No. 2020075555, along with any amendments or supplements thereto;
- n. Resolution Regarding Beach Club Wristband Policy, under Galveston County Clerk's File No. 2020068677, along with any amendments or supplements thereto;

- o. Resolution Regarding Covenant Compliance Inspection, under Galveston County Clerk's File No. 2020041658, along with any amendments or supplements thereto;
 - p. Resolution Regarding Beach Club Pool Rules and Wristband Policy, under Galveston County Clerk's File No. 2020005271, along with any amendments or supplements thereto;
 - q. Resolution Regarding Beach Club Pool Rules, under Galveston County Clerk's File No. 2019051242, along with any amendments or supplements thereto;
 - r. Amendment to Bylaws Regarding Quorum, under Galveston County Clerk's File No. 2019049515, along with any amendments or supplements thereto;
 - s. Construction Rules and Regulations, under Galveston County Clerk's File No. 2019040749, along with any amendments or supplements thereto;
 - t. Resolution Regarding Exterior Maintenance Guidelines, under Galveston County Clerk's File No. 2017056522, along with any amendments or supplements thereto;
 - u. Resolution Regarding Beach Club Pool Rules, under Galveston County Clerk's File No. 2017014189, along with any amendments or supplements thereto;
5. Association Information: The contact information and website for the association is as follows:

Property Owners Association of Pointe West, Inc.
c/o GrandManors
6400 International Parkway, Suite #1000
Plano, Texas 75093

Website: pointew@cira.com
Telephone: 972.346.3020

6. Designated Representative Information:

Jamie Vicente, Community Manager
GrandManors
6400 International Parkway, Suite #1000,
Plano, Texas 75093
Email: jamie.vicente@GrandManors.com
Telephone: 972.346.3020

Resale Certificate Requests: Service@Cira.com or www.CiraCom/ClosingPortal.

7. Fees Related to Property Transfer:

New Account Setup Fee:	\$95.00
Resale Certificate Fee:	\$375.00
Resale Certificate Update Fee:	\$75.00
Legacy Account Closure Fee:	\$220.00
Refinance Statement of Account	\$75.00
Rush Fee:	
1 Day Rush	\$175.00
3 Day Rush	\$125.00

8. Optional Information: None.

Executed this the 3 day of October, 2024.

**PROPERTY OWNERS ASSOCIATION
OF POINTE WEST, INC.**

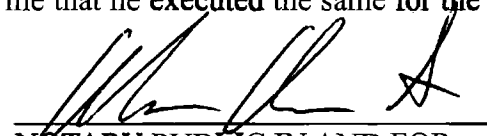
By: Managing Agent for Property Owners
Association of Pointe West, Inc.



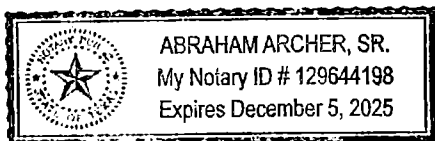
Jamie Vicente
Community Manager

THE STATE OF TEXAS §
 §
COUNTY OF Galveston §

This instrument was acknowledged before me on this the 3rd day of Oct., 2024, by Jamie Vicente, Community Manager for Property Owners Association of Pointe West, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he **executed** the same **for the purpose** and in the capacity therein expressed.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



FILED AND RECORDED

Instrument Number: 2024045673

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 10/09/2024 8:12AM

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 horizontal line drawn underneath it.

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.*