

**Park Place South Homeowners Association, Inc. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Park Place South Homeowners 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:** Park Place South Homeowners Association, Inc.

**Name of the Association:** Park Place South Homeowners Association, Inc.

**Recording Data for Association:**

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

Vol. 18, Page 451, File No. 9350311, Replat Vol. 18, Page 495, File No. 8427058, Phase 2 Vol. 18, Page 509, File No. 942166, Replat Vol. 18, Page 510, File No. 8442886, Phase 3 Vol. 18, Page 528, File No. 9501956, Replat Vol. 18, Page 563, File No. 9533982, Phase 4, Vol. 18, Page 557, File No. 9531626, Amended Vol. 18, Page 582, File No. 9548491, Amended Vol. 18, Page 583, File No. 9548755, Phase 5, File No(s) 2003043071, 2020003320, 2020004980

**Recording Data for Restrictions:**

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

- (a) Second Amendment To Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 2020012791, along with any amendments or supplements thereto;
- (b) Supplemental Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 2020008308, along with any amendments or supplements thereto;
- (c) Property Owners' Association Management Certificate, under Galveston County Clerk's File No. 2013077003, along with any amendments or supplements thereto;
- (d) Annexation Agreement, under Galveston County Clerk's File No. 9547242, along with any amendments or supplements thereto;
- (e) Third Amendment To The Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 9507727, along with any amendments or supplements thereto;
- (f) Annexation Agreement, under Galveston County Clerk's File No. 9505278, along with any amendments or supplements thereto;
- (g) Ratification Of Annexation Agreement And Supplemental Declaration, under Galveston County Clerk's File No. 2014031756, along with any amendments or supplements thereto;
- (h) Annexation Agreement, under Galveston County Clerk's File No. 9442980, along with any amendments or supplements thereto;
- (i) Second Amendment To The Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 9442979, along with any amendments or supplements thereto;

- (j) Declaration Of Covenants And Restrictions, under Galveston County Clerk's File No. 9351352, along with any amendments or supplements thereto;
- (k) ACC Denial and Appeal Hearing Policy, under Galveston County Clerk's File No. 2022048439, along with any amendments or supplements thereto;
- (l) Architectural Review Authority Policy & Charter, under Galveston County Clerk's File No. 2022048438, along with any amendments or supplements thereto;
- (m) Deed Restriction Hearing Policy, under Galveston County Clerk's File No. 2022048437, along with any amendments or supplements thereto;
- (n) Large Contract Bid Solicitation Policy, under Galveston County Clerk's File No. 2022048436, along with any amendments or supplements thereto;
- (o) Policy Regarding Records Inspection and Production, under Galveston County Clerk's File No. 2022048435, along with any amendments or supplements thereto;
- (p) Policy Regarding Records Retention, under Galveston County Clerk's File No. 2022048434, along with any amendments or supplements thereto;
- (q)

**Name and Mailing Address of the Association**

Park Place South Homeowners 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](mailto:customerservice@houcomm.com)

**Website Address of the Association**

[www.townsq.io](http://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

Park Place South Homeowners Association, Inc.,  
acting by and through its managing agent, Houston  
Community Management

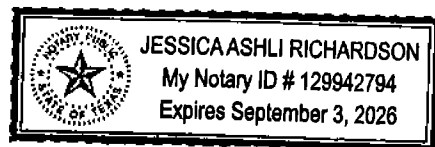
Tracy Downs  
Tracy Downs, President of Operations

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 Park Place South Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.

Jessica Richardson  
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: 2022076230

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 "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.*