



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
CHELSEA HARBOUR HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Association Manager of **CHELSEA HARBOUR HOMEOWNERS ASSOCIATION, INC.** (hereinafter the "Association"), 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(s):

The name of the Subdivision is **Chelsea Harbour, Section One (1); Chelsea Harbour, Section Two (2).**

2. Name of Association:

The name of the Association is **Chelsea Harbour Homeowners Association, Inc.**

3. Recording Data for the Subdivision(s):

- a. **Chelsea Harbour, Section One (1)**, a subdivision in Fort Bend County, Texas, according to the plat thereof recorded in **Film Code No. 2001099813** and any amendments or supplements thereto, of the Plat Records of Fort Bend County, Texas.
- b. **Chelsea Harbour, Section Two (2)**, a subdivision in Fort Bend County, Texas, according to the plat thereof recorded in **Film Code No. 2003045412** and any amendments or supplements thereto, of the Plat Records of Fort Bend County, Texas.

4. Recording Data for the Declaration(s):

The recording data for the Declaration is as follows:

A. Declaration of Covenants, Conditions and Restrictions for Chelsea Harbour, Section One (1) recorded under **Clerk's File No. 2001114513** of the Official Public Records of Real Property of Fort Bend County, Texas.

1. **First Amendment** to the Declaration of Covenants, Conditions and Restrictions for Chelsea Harbour, **Section One (1)** recorded under **Clerk's File No. 2002099809** of the Official Public Records of Real Property of Fort Bend County, Texas.
2. **Second Amendment** to the Declaration of Covenants, Conditions and Restrictions for Chelsea Harbour, **Section One (1)** recorded under **Clerk's File No. 2003055788** of the Official Public Records of Real Property of Fort Bend County, Texas.
3. **Third Amendment** to the Declaration of Covenants, Conditions and Restrictions for Chelsea Harbour, **Section One (1)** recorded under **Clerk's File No. 2005003185** of the Official Public Records of Real Property of Fort Bend County, Texas.

4. **Fourth Amendment** to the Declaration of Covenants, Conditions and Restrictions for Chelsea Harbour, **Section One (1)** recorded under **Clerk's File No. 2006135827** of the Official Public Records of Real Property of Fort Bend County, Texas.
5. **Fifth Amendment** to the Declaration of Covenants, Conditions and Restrictions for Chelsea Harbour, **Section One (1)** recorded under **Clerk's File No. 20060232673** of the Official Public Records of Real Property of Fort Bend County, Texas.
6. **Sixth Amendment** to the Declaration of Covenants, Conditions and Restrictions for Chelsea Harbour, **Section One (1)** recorded under **Clerk's File No. 2007047416** of the Official Public Records of Real Property of Fort Bend County, Texas.
7. **Seventh Amendment** to the Declaration of Covenants, Conditions and Restrictions for Chelsea Harbour, **Section One (1)** recorded under **Clerk's File No. 20070139471 and 2008047302** of the Official Public Records of Real Property of Fort Bend County, Texas.
8. **Annexation of Property** annexing Section Two into Chelsea Harbour recorded under **Clerk's File No. 2003055789** of the Official Public Records of Real Property of Fort Bend County, Texas.

B. Declaration of Covenants, Conditions and Restrictions for Chelsea Harbour, Section Two (2) recorded under **Clerk's File No. 2003055790** of the Official Public Records of Real Property of Fort Bend County, Texas.

1. **First Amendment** to the Declaration of Covenants, Conditions and Restrictions for Chelsea Harbour, **Section Two (2)** recorded under **Clerk's File No. 2005003184** of the Official Public Records of Real Property of Fort Bend County, Texas.
2. **Second Amendment** to the Declaration of Covenants, Conditions and Restrictions for Chelsea Harbour, **Section Two (2)** recorded under **Clerk's File No. 2006135826** of the Official Public Records of Real Property of Fort Bend County, Texas.
3. **Third Amendment** to the Declaration of Covenants, Conditions and Restrictions for Chelsea Harbour, **Section Two (2)** recorded under **Clerk's File No. 20060233672** of the Official Public Records of Real Property of Fort Bend County, Texas.
4. **Confirmation of Third Amendment** to the Declaration of Covenants, Conditions and Restrictions for Chelsea Harbour, **Section Two (2)** recorded under **Clerk's File No. 2008047303** of the Official Public Records of Real Property of Fort Bend County, Texas.
5. **Fourth Amendment** to the Declaration of Covenants, Conditions and Restrictions for Chelsea Harbour, **Section Two (2)** recorded under **Clerk's File No. 2007047415** of the Official Public Records of Real Property of Fort Bend County, Texas.

6. **Fifth Amendment** to the Declaration of Covenants, Conditions and Restrictions for Chelsea Harbour, **Section Two (2)** recorded under **Clerk's File No. 2008047301** of the Official Public Records of Real Property of Fort Bend County, Texas.
7. **Confirmation of Fifth Amendment** to the Declaration of Covenants, Conditions and Restrictions for Chelsea Harbour, **Section Two (2)** recorded under **Clerk's File No. 2008047304** of the Official Public Records of Real Property of Fort Bend County,

5. **Association Information:**

The contact information and website for the association is as follows:

Chelsea Harbour Homeowners Association, Inc.
 c/o Inframark, LLC
 2002 W. Grand Parkway N., Suite 100
 Katy, Texas 77449
 Phone: 281-870-0585

6. **Name and Mailing Address of Person Managing the Association or Its Designated Representative:**

Kelly Dixon, Manager
Chelsea Harbour Homeowners Association, Inc.
 c/o Inframark, LLC
 2002 W. Grand Parkway N., Suite 100
 Katy, Texas 77449
 Phone: 281-870-0585
 Email Address: Kelly.Dixon@inframark.com.

7. **Fees Related to Property Transfer:**

Resale Certificate: **\$375.00**
 Transfer Fee: **\$275.00**

8. **Association Website:**

chelseaharbour.nabrnetwork.com

9. **Other Optional Information:**

Management Company Website:
www.inframarkims.com

Executed this the 26 day of November, 2024.

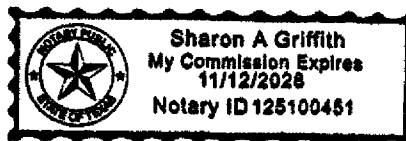
**CHELSEA HARBOUR HOMEOWNERS
 ASSOCIATION, INC.,**

BY Kelly L Dixon
Kelly L Dixon Print Name
 Association Manager

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

THIS INSTRUMENT was acknowledged before me on this the 26 day of November, 2024, by Kelly Dixon, Manager of **CHELSEA HARBOUR HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.

Sharon A. Griffith
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.