

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**COASTAL POINT HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF GALVESTON       §

COASTAL POINT HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Coastal Point;
- (2) the name of the Association is Coastal Point Homeowners Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Galveston County, Texas, as follows:

- (a) Coastal Point, Section 1, under Document No. 2019023493;
- (b) Coastal Point, Section 2, under Document No. 2019023946;
- (c) Coastal Point, Section 3, under Document No. 2019053157;
- (d) Coastal Point, Section 4, under Document No. 2022009684;
- (e) Coastal Point, Section 5, under Document No. 2023035921;
- (f) Coastal Point, Section 6, under Document No. 2023035925;

- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Galveston County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Coastal Point, under Document No. 2019024139;
- (b) Declaration of Annexation (Coastal Point Section 3), under Document No. 2019053720;
- (c) First Amendment to Declaration of Covenants, Conditions and Restrictions for Coastal Point, under Document No. 2022008919;

(d) Declaration of Annexation (Coastal Point Section 4), under Document No. 2022012200;

(e) Declaration of Annexation (Coastal Point Section 5 and 6), under Document No. 2023036794;

(5) the name and mailing address of the Association is:

(a) Coastal Point Homeowners Association, Inc., c/o LEAD Association Management, Inc. 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) LEAD Association Management, Inc. 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069;

(b) (281) 857-6027;

(c) info@lead-inc.com;

(7) The Association's website address is: [www.coastalpointhoa.org](http://www.coastalpointhoa.org);

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - \$375.00;

(b) Update Resale Certificate Fee - \$75.00;

(c) Transfer Fee - \$210.00;

(d) Refinance Fee- \$109.00;

(e) Capitalization Fee - \$477.50;

(f) Builder Pay-Off Quote Fee - \$295.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to

identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

SIGNED THIS 26 DAY OF September, 2023.

By: AAJ, on behalf of  
LEAD Association Management, Inc., Managing Agent for  
Coastal Point Homeowners Association, Inc.

Amanda Cox  
Print Name

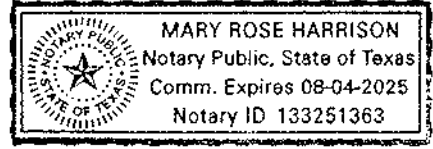
STATE OF TEXAS                   §  
   §  
COUNTY OF GALVESTON       §

BEFORE ME, the undersigned authority, on this day personally appeared Amanda Cox, of LEAD Association Management, Inc., Managing Agent for Coastal Point Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 26<sup>th</sup> day of Sept., 2023.

Mary Harrison  
Notary Public, State of Texas

**E-RECORDED BY:**  
HOLT TOLLETT, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024



**FILED AND RECORDED**

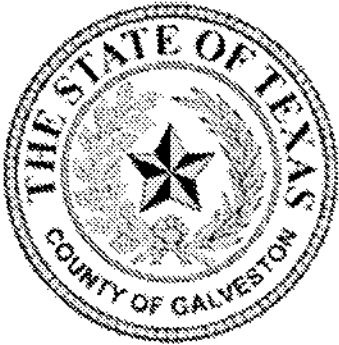
Instrument Number: 2023046007

Recording Fee: 38.00

Number Of Pages: 5

Filing and Recording Date: 09/27/2023 8:49AM

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.



*Dwight D. Sullivan*

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.*