

STATE OF TEXAS §
COUNTY OF MATAGORDA §

- (1) the name of the Subdivision is Beachside Subdivision;
- (2) the name of the Association is Beachside Property Owners' Association, Inc.;
- (3) the Subdivision is recorded in the Official Public Records of Matagorda County, Texas, as follows:

- (a) Beachside Subdivision, under Slide No's. 445A-452A;
- (b) Beachside Subdivision Phase 2, under Exhibit "A" of Instrument No. 2021-579;

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

- (a) Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens, under Instrument No. 073838;
- (b) Supplemental Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens for Beachside Subdivision, under Instrument No. 077003;
- (c) Second Amended Supplemental Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens for Beachside Subdivision to Annex an Additional 10.91 Acres into Phase 2, under Instrument No. 2021-579;

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

(a) Beachside Property Owners' 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.beachsidepoa.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) Updated Resale Certificate Fee: \$75.00

(c) Transfer Fee - \$175.00;

(d) Refinance Fee - \$100.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate 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.

SIGNED THIS 7th DAY OF October, 2021.

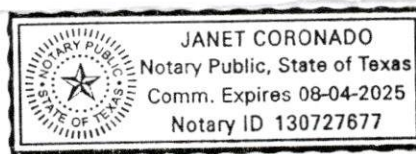
By: [Signature], on behalf of
LEAD Association Management, Inc., Managing Agent for
Beachside Property Owners' Association, Inc.

Syd Talley
Print Name

STATE OF TEXAS

COUNTY OF MATAGORDA

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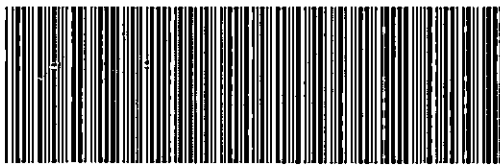


BEFORE ME, the undersigned authority, on this day personally appeared Syd Talley, Agent, of LEAD Association Management, Inc., Managing Agent for Beachside Property Owners' Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 7th day of October, 2021.

Janet Coronado
Notary Public, State of Texas

AFTER FILING RETURN TO:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



VG-1788-2021-7328

Matagorda
County
Stephanie Wurtz
Matagorda County
Clerk

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

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DREW WEITZEL
9821 KATY FREEWAY, SUITE 350

HOUSTON TX 77024



STATE OF TEXAS
COUNTY OF MATAGORDA

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Matagorda County, Texas.

Stephanie Wurtz
Matagorda County Clerk
Matagorda County, TX

Stephanie Wurtz