

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

**Clear Lake City Community Association, Inc.  
(as per Texas Property Code § 209.004)**

Name of Association: CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

Original 1963 Articles of Incorporation for Clear Lake City Community Association, Charter No. 191203, filed of record in the Office of the Texas Secretary of state on March 5, 1963.

Founding Document, July 30, 1963, File No. B731706, Film Code No. 093-12-0182

Founding Document Amendment, August 8, 1968, File No. C756528, Film Code No. 096-23-1158

Restated 2018 Certificate of Formation filed of record on May 16, 2018 at Harris County Clerk's File No. RP-2018-214901.

Extension CSC Clarification Instrument of 1995, File No. R430223, Film Code No. 504-10-0962

Name of Subdivisions: CAMINO SOUTH CORE D (also sometimes known as Clear Lake City), CLEAR LAKE CITY (aka Oakbrook) CORE A, MEADOWGREEN CORE C, OAKBROOK (also sometimes known as Clear Lake City), OAKBROOK WEST CORE B, UNIVERSITY GREEN; and numerous properties designated as commercial tracts, multi-family units, condominiums and townhomes, located within the 15,434.66 acres of land described herein.

Recording Data/Plats for Subdivisions:

CLEAR LAKE CITY, being described as approximately 3050 acres of land out of the Robert W. Wilson League, Abstract No. 88, the Sarah Deel League, Abstract No. 13, the Joseph A. Harris Survey, Abstract No. 340, the August Whitlock Survey, Abstract No. 792, and the Thomas Earle, Jr., Survey, Abstract No. 248, Harris County, Texas, and being part of Tract No. 1 of the 15,434.66 acres of land conveyed to Friendswood Development Company by Humble Oil & Refining Company by Deed dated October 15, 1962, and of Record in Volume 4915, pages 272 through 321 of the Deed Records of Harris County, Texas.

CLEAR LAKE CITY, CORE D, SECTION 1, also known as CAMINO SOUTH, SECTION 1 – plat recorded at Volume 140, Page 143 of the Map Records of Harris County, Texas.

CLEAR LAKE CITY, CORE D, SECTION 3, also known as CAMINO SOUTH, SECTION 3 – plat recorded at Volume 149, Page 45 of the Map Records of Harris County, Texas.

CLEAR LAKE CITY, CORE D, SECTION 4, also known as CAMINO SOUTH, SECTION 4 – plat recorded at Volume 168, Page 65 of the Map Records of Harris County, Texas.

Lots 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, in Block 25, CLEAR LAKE CITY INDUSTRIAL PARK, SECTION A,

Harris County, Texas.

OAKBROOK, SECTION 1 (originally known as Clear Lake City, Core A, Section One) – plat recorded at Volume 100, Page 56 of the Map Records of Harris County, Texas.

OAKBROOK RESERVE, 1.0521 acres of land situated in the Sarah Deel League, Abstract 13, Harris County, Texas, and being out of a 1.83-acre Unrestricted Reserve in Block 7 of Clear Lake City, Section One, as recorded in Volume 100, Page 56, of the Map Records of Harris County, Texas. Also being .7805 acre of land situated in the Sarah Deel League, Abstract 13, Harris County, Texas, and being out of 1.83-acre Unrestricted Reserve in Block 7 of Clear Lake City, Section 1, as recorded in Volume 100, Page 56 of the Map Records of Harris County, Texas.

OAKBROOK, SECTION 2 (originally known as Clear Lake City, Core A, Section Two) – plat recorded at Volume 102, Page 17, corrected plat recorded at Volume 103, Page 14 of the Map Records of Harris County, Texas.

OAKBROOK, SECTION 3 (originally known as Clear Lake City, Core A, Section Three) – plat recorded at Volume 106, Page 1 of the Map Records of Harris County, Texas.

OAKBROOK, SECTION 4 (originally known as Clear Lake City, Core A, Section Four) – plat recorded at Volume 107, Page 1 of the Map Records of Harris County, Texas.

MEADOWGREEN, SECTION 1, CLEAR LAKE CITY– plat recorded at Volume 247, Page 60 of the Map Records of Harris County, Texas.

MEADOWGREEN, SECTION 2, CLEAR LAKE CITY– plat recorded at Volume 269, Page 1 of the Map Records of Harris County, Texas.

MEADOWGREEN, SECTION 3, CLEAR LAKE CITY– plat recorded at Volume 327, Page 48 of the Map Records of Harris County, Texas.

OAKBROOK WEST, SECTION 1 – plat recorded at Volume 146, Page 130 of the Map Records of Harris County, Texas.

OAKBROOK WEST, SECTION 2 – plat recorded at Volume 151, Page 140 of the Map Records of Harris County, Texas.

OAKBROOK WEST, SECTION 3 – plat recorded at Volume 163, Page 25 of the Map Records of Harris County, Texas.

OAKBROOK WEST, SECTION 4 – plat recorded at Volume 233, Page 68 of the Map Records of Harris County, Texas.

OAKBROOK WEST, SECTION 5 – plat recorded at Volume 303, Page 137 of the Map Records of Harris County, Texas.

UNIVERSITY GREEN, SECTION 1 – Section One, plat recorded at Volume 228, Page 52, File No. E545781 of the Map Records of Harris County, Texas.

UNIVERSITY GREEN, SECTION 2 - plat recorded at Volume 228, Page 62 of the Map Records of Harris County, Texas.

UNIVERSITY GREEN, SECTION 3 - plat recorded at Volume 245, Page 75 of the Map Records of Harris County, Texas.

UNIVERSITY GREEN, SECTION 4 - plat recorded at Volume 253, Page 25, File No. F200739 of the Map Records of Harris County, Texas.

UNIVERSITY GREEN, SECTION 5 - plat recorded at Volume 272, Page 33 of the Map Records of Harris County, Texas.

UNIVERSITY GREEN, SECTION 6 - plat recorded at Volume 272, Page 42 of the Map Records of Harris County, Texas

**Recording Data for Declarations:**

Residential Restrictions for Clear Lake City, including but not limited to that certain Community Service Charge agreement, dated July 29, 1963, and recorded July 30, 1963, bearing Volume 5205, Page 384, et seq., Deed Records of Harris County, Texas, said instrument being modified by instrument dated July 29, 1968, recorded August 8, 1968, bearing County Clerk's File No. C756528, Volume 7295, Page 271, Deed Records of Harris County, Texas;

Conditions, Covenants and Restrictions for **Clear Lake City, Core D, Section 1**, also known as **Camino South, Section 1**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded October 6, 1966, at County Clerk's File No. C387049, and Film Code No. 061-30-1408, et seq.;

Conditions, Covenants and Restrictions for **Clear Lake City, Core D, Section 3**, also known as **Camino South, Section 3**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded December 1, 1967, at County Clerk's File No. C617788, and Film Code No. 085-30-0823, et seq.;

Conditions, Covenants and Restrictions for **Clear Lake City, Core D, Section 4**, also known as **Camino South, Section 4**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded May 5, 1970, at County Clerk's File No. D102977, and Film Code No. 116-23-1665, et seq.;

Residential Restrictions for **Oakbrook, Section 1**, Clear Lake City a Subdivision in the City of Houston,

Harris County, Texas, recorded September 5, 1963, at County Clerk's File No. B752566, and Film Code No. 095-15-0447, et seq.;

Residential Restrictions for **Oakbrook Reserve**, by General Warranty Deed executed July 27, 1983 and recorded under File No. J077136, Film Code No. 054-97-1339, and General Warranty Deed executed August 10, 1983 and recorded under File No. J097721, Film Code 056-83-0777 in the official public records of real property, Harris County Texas. A 1.830-acre section located within Oakbrook, Section 1 to be used for single-family patio home units, recorded November 7, 1983, at County Clerk's Film Code No. 064-82-0066, et seq.;

Residential Restrictions for **Oakbrook, Section 2**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded September 5, 1963, at County Clerk's File No. B752567, and Film Code No. 095-15-0460, et seq.;

Residential Restrictions for **Oakbrook, Section 3**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded March 6, 1964, at County Clerk's File No. B849207, and Film Code No. 005-33-0628, et seq.;

Residential Restrictions for **Oakbrook, Section 4**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded March 6, 1964, at County Clerk's File No. B849206, and Film Code No. 005-33-0614, et seq.;

Residential Restrictions for **Meadowgreen, Section One**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded August 4, 1977, at County Clerk's File No. F243184, and Film Code No. 171-20-0275, et seq.;

Residential Restrictions for **Meadowgreen, Section Two**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded January 11, 1979 at County Clerk's File No. F925052, and Film Code No. 117-86-2562, et seq.;

Declaration of Covenants, Conditions and Restrictions for **Meadowgreen, Section Three**, a Subdivision in Harris County, Texas, recorded May 8, 1985 at County Clerk's File No. K010384, and Film Code No. 014-64-1919, et seq., as well as all amendments to said document;

First Amendment to Declaration of Covenants, Conditions and Restrictions for **Meadowgreen, Section Three**, a Subdivision in Harris County, Texas, recorded on August 2, 1985, at Harris County Clerk's File No. K137843, and Film Code No. 022-62-2119, et seq.;

Second Amendment to Declaration of Covenants, Conditions and Restrictions for **Meadowgreen, Section Three**, a Subdivision in Harris County, Texas, recorded on October 1, 1985, at Harris County Clerk's File No. K227765, and Film Code No. 027-72-1643, et seq.;

Residential Restrictions for **Oakbrook West, Section One (Core B)**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded April 24, 1967, at County Clerk's File No. C487795, and Film Code No. 071-39-1158, et seq.

Amendment to Declaration of Covenants, Conditions and Restrictions for **Oakbrook West, Section One (Core B-1)**, a Subdivision in Harris County, TX recorded February 26, 1986, at Harris County Clerk's File No. K418458, and Film Code No. 039-69-1257, et seq.;

Residential Restrictions for **Oakbrook West, Section Two (Core B-2)**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded March 21, 1968, at County Clerk's File No. C678392, and Film Code No. 091-31-0683, et seq.;

Residential Restrictions for **Oakbrook West, Section Three**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded August 26, 1969, at County Clerk's File No. C972100, and Film Code No. 108-33-0934, et seq.;

Residential Restrictions for **Oakbrook West, Section Four**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded December 28, 1976, at County Clerk's File No. E996119, and Film Code No. 155-18-0272, et seq.;

Residential Restrictions for **Oakbrook West, Section Five**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded December 18, 1981, at County Clerk's File No. H266196, and Film Code No. 002-00-2017, et seq.;

Exploration Green Fence Resolution releasing property owners fencing restrictions along the former golf course, Harris County, Texas, recorded August 27, 2021 at the County Clerk's File No. RP-2021-490867.

Declaration of Covenants, Conditions and Restrictions for **University Green, Section One and Four**, Harris County, Texas, recorded March 21, 1973 at County Clerk's File No. D830511, Film Code No. 158-38-0528; and County Clerk's File No. D830512, Film Code No. 158-38-0546, et seq.; and

Declaration of Covenants, Conditions and Restrictions for **University Green, Section One**, Harris County, Texas, recorded September 13, 1976 at County Clerk's File No. E888887, and Film Code No. 148-20-1684, et seq.;

Declaration of Covenants, Conditions and Restrictions for **University Green, Section Two**, Harris County, Texas, recorded July 16, 1976 at County Clerk's File No. E826398, and Film Code No. 145-01-1757, et seq.;

Declaration of Covenants, Conditions and Restrictions for **University Green, Section Three**, Harris County, Texas, recorded August 19, 1977 at County Clerk's File No. F264830, and Film Code No. 173-

07-2417, et seq.;

Declaration of Covenants, Conditions and Restrictions for **University Green, Section Four**, Harris County, Texas, recorded August 19, 1977 at County Clerk's File No. F223201, and Film Code No. 170-14-0234, et seq.;

Declaration of Covenants, Conditions and Restrictions for **University Green, Section Five**, Harris County, Texas, recorded April 6, 1981 at County Clerk's File No. G924061, and Film Code No. 181-96-2239, et seq.;

Declaration of Covenants, Conditions and Restrictions for **University Green, Section Six**, Harris County, Texas, recorded August 29, 1983, at County Clerk's File No. J111940, and Film Code No. 00047662, et seq

***Note: The following multi-family and/or commercial properties are also within the jurisdiction of Clear Lake City Community Association, Inc., and are subject to annual assessment charges payable to the Association. Note: The following apartment names are current as of the date of filing this Management Certificate. The apartment names are subject to change, but the properties themselves remain the same:***

- Riviera at Clear Lake, 16457 El Camino Real, Houston, TX 77062
- The Caroline, 1235 E NASA Pkwy, Houston, TX 77058
- Creekside Villas, 707 El Dorado Blvd, Houston, TX 77062
- Presidio at Clear Lake Apartments, 16201 El Camino Real, Houston, TX 77062
- The Cove Apartments, 2000 Bay Area Blvd, Houston, TX 77058
- Everwood Apartments, 444 E Medical Center Blvd, Webster, TX 77598
- The Falls at Clear Lake, 801 E NASA Pkwy, Webster, TX 77598
- The Grand Hampton Apartments, 16202 El Camino Real, Houston, TX 77062
- Aurora Flats & Townhomes, 17700 El Camino Real, Houston, TX 77058
- The Ivy at Clear Creek Apartment Homes, 300 Cyberonics Blvd, Houston, TX 77058
- Lakeshore Apartments, 16200 Space Center Blvd, Houston, TX 77062
- Las Palmas Apartments, 1400 El Camino Village Dr, Houston, TX 77058
- Newport at Clear Lake Apartments, 15900 Space Center Blvd, Houston, TX 77062
- Park at Armand Bayou Apartments, 4300 Bay Area Blvd, Houston, TX 77058
- The Park at Clear Lake Apartments, 1239 Bay Area Blvd, Houston, TX 77058
- The Palms at Clear Lake Apartments, 1300 Gemini Ave, Houston, TX 77058
- Regatta Apartments, 1315 E NASA Pkwy, Houston, TX 77058
- Skylar Pointe Apartments, 1110 El Camino Village Dr, Houston, TX 77058
- Tiffany Bay T/H, 16505 Tiffany Ct, Houston, TX 77058
- University Forest Apartments, 2600 Bay Area Blvd, Houston, TX 77058
- University Green Apartments, 1620 Bay Area Blvd, Houston, TX 77058
- Village South Apartments, 1239 Bay Area Blvd, Houston, TX 77058

- The Beverly at Clear Lake Apartments, 16100 Space Center Blvd, Houston, TX 77062

Oakbrook West Section 6 (2 Commercial Properties):

1. United States Post office  
14917 El Camino Real  
Houston, TX 77062
2. HOUSTON METHODIST ST JOHN HOSPITAL  
OAKBROOK WEST SEC 6, RES A  
14903 EL CAMINO REAL  
HOUSTON TX 77062

Dedictory Instrument for Clear Lake City Community Association, Inc. Commercial Properties, 2000, File No. U495735, Film Code No. 533-38-0160, recording data/plat for subdivision as listed in the document.

General Warranty Deed, 2009, Building 290 East known as Unit 290A, containing 2,502.50 square feet, File No. ER 013-24-0561, Film Code No. 20090384793, recording data/plat for subdivision as listed in the document.

General Warranty Deed, 2009; Building 290 West known as Unit 290B, containing 2,502.50 square feet, File No. ER 013-24-0589, Film Code No. 20090384795.

Architectural Committee/Assignment of Rights 1993, File No. S708673, Film Code No. 515-44-1435, recording data/plat for subdivision as listed in the document.

Architectural Committee/Assignment of Rights 1997, File No. P232069, Film Code No. 160-50-1592, recording data/plat for subdivision as listed in the document.

Assignment of Approval and Enforcement Rights, File No. RP-028-76-1126, Film Code No. 20060057081, recording data/plat for subdivision as listed in the document.

University of Houston Clear Lake Housing, Campus Living Villages, 2600 Bay Area Blvd., Abstractor's Certificate – File No. 7910-14-4373, recording data/plat for subdivision as listed in the document.

Special Warranty Donation Deed, July 2, 2019, Parcel 1912 and Parcel 1916, File No. RP-2019-283917

Tract of land on Diana Lane, 7,800 sq. ft. situated in the Sarah Deel League, Abstract 13, Harris County, TX and being part of the Unrestricted Reserve "B" of Clear Lak City, Section 1, Block 8, recorded in volume 100, page 56 of the Harris County Map Records – File No. ER 031-37-0716, Film Code No. 20120138313.

License pertaining to Parcel 5 and 6 and monument near Hwy. 3 and El Dorado Blvd., Film Code No. RP-096-43-2138.

License pertaining to Parcel 7 & 8 and monument near Hwy. 3 and Bay Area Blvd., December 4, 2015, Film Code No. RP-096-43-2150.

***Note: The following single-family condominiums, townhomes, and or patio homes are also within the jurisdiction of Clear Lake City Community Association, Inc., and are subject to annual assessment charges payable to the Association:***

**Baywind Condominium Association:**

- 7.7439 acres of land out of Block "B" Clear Lake City Industrial Park, Section "A" as recorded in Volume 100, Page 49 of the Map Records of Harris County, TX and also out of Block "B" Clear Lake City Industrial Park, Section "B" as recorded in Volume 136, Page 47 of the Map Records of Harris County, TX. More commonly described as 1516 Bay Area Boulevard, Houston, TX 77058.
- Declaration and Master Deed for Baywind Condominiums, recorded November 2, 1977 and Filed in Volume 52, Page 1 et seq., Condominium Records of Harris County, Texas, together with Survey plats, By-laws and Exhibits thereto, and all amendments thereof, including amendments recorded in Volume 72, Page 123, et seq., Volume 105, Page 115, et seq., Volume 106, Page 135, et seq., and volume 113, Page 32, et seq., Volume 188, Page 55, et seq., and Volume 188, Page 187, et seq., all of the Condominium Records of Harris County, Texas.
- Managed by Leyendecker Management Services, 1037 Richmond Ave., Ste. 1350, Houston, TX 77042, (713) 975-6600

**Baywind II Condominiums (DBA: Taylorcrest Condominiums)**

- Restrictions, Covenants and Conditions for Section One, File No. F871608, Recording Data for subdivision, Volume 266, Page 122; Section Two, File No. G011023, Volume 285, Page 45; Section Three, File No. JO30190, Volume 317, Page 62.
- Dedicatory Instruments regarding condominium enforcement procedures and violations of the Declarations, by-laws and rules; resolution regarding supplemental Rules; Harris County Clerk, File No. 20070000349
- Additional Dedicatory Instruments regarding assessment fines for violations of restrictive covenants and/or rules & regulations, Harris County Clerk, File No. 20120039758
- Self-Managed, 1500 Bay Area Blvd, Houston, TX 77058, (281) 488-8102; Email: tccon@wt.net

**Camino Park Townhomes Homeowners Association**

- More particularly described as a planned townhome residential development known as Camino Park, a subdivision of 10.6386 acres of land out of the Sarah Deel League, Abstract No. 13 the map or plat of which is recorded under Film Code No. 355006 in the Map Records of Harris County, Texas.
- Declaration of Covenants, Conditions, and Restrictions for Camino Park Homeowners Association, recorded March 10, 1992, recorded in the Office of the County Clerk of Harris



County, TX under Clerk File No. P128415.

- Managed by Houston Community Management Services, 17049 El Camino Real, Ste. 100, Houston, TX 77058, (832) 864-1200

#### **Kings Park Townhomes**

- 2.2421 acres of land out of Tract Three of Kings Park according to the map or plat thereof as recorded in Volume 149, Page 28 of the map records of Harris County, TX.
- A condominium regime recorded in Volume 102, Page 63 of the condominium records of Harris County, TX, under Clerk's File No. G-244367. Declaration and Master Deed recorded September 12, 1979 in the Condominium records of Harris County, Tx.
- Managed by Houston Community Management Services, 17049 El Camino Real, Ste. 100, Houston, TX 77058, (832) 864-1200

#### **Kings Village Townhomes**

- A condominium project in Harris County, Tx, according the map or plat thereof recorded in Volume 30, Pages 1-7 of the Condominium Records of Harris County, TX.
- Declaration and Master Deed filed for record under Harris County Clerk's File No. E933404 and Film Code No. 151-16-2475, in the Condominium Records of Harris County, TX;
- First Amendment to the Declaration and Master Deed for Kings Village Townhomes, filed for record under Harris County Clerk's File No. J456387, in the Condominium Records of Harris County, Texas;
- Second Amendment to the Declaration and Master Deed for Kings Village Townhomes, filed for record under Harris County Clerk's File No. W705289 and Film Code No. 568-51-2209, in the Condominium Records of Harris County, Texas.
- Managing Agent - Kings Village Townhomes Association, Inc., c/o Community Management Solutions, Inc., 2625 Bay Area Blvd., Ste. 120, Houston, TX 77058, (281) 480-2563

#### **Ramada Townhomes**

- Ramada Townhome Association
- 64 tracts of land more fully described as unrestricted block number 9, 4.56 acres, of Clear Lake City Section One, according to plat recorded in Volume 100, Page 56, of the map records of Harris County, TX
- Managed by Kathy Dooley, Community Management Solutions, Inc., 2625 Bay Area Blvd., No.120, Houston, TX 77058, (281) 480-2563

#### **Fairway Townhomes**

- Fairway Homeowners Association
- 2.76 acres of land, more or less, more particularly described as the Unrestricted Reserve of Block Eight (8), of Clear Lake City, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 100, Page 56 of the Map of Records of Harris County, Texas
- CCR's, File Code 080-35-1295
- Managed by Fairway Homeowners Association, P.O. Box 58832, Houston, TX 77258-8832, President Erika Muller (281) 280-9596. [www.fhaclearlake.com](http://www.fhaclearlake.com)

### **Reseda Townhouses**

- 94.897.5350 square foot tract of land out of block 10 Clear Lake City, Section 1 according to Map of Records in Volume 100 Page 56 of the Map of Records Harris County, TX
- Managed by Houston Community Management Services, 17049 El Camino Real, Ste. 100, Houston, TX 77058, (832) 864-1200

### **Seafarer Townhouses**

- An unrecorded townhouse subdivision, being a portion of Unrestricted Reserve "H" (File No. H438805, Film Code 013-00-0220) and Unrestricted Reserve "G" (File No. H446475, Film Code 014-89-1483),, Clear Lake City, Section Three, according to the map or plat thereof, recorded in Volume 106, Page 1 of the Map records of Harris County, TX
- Declaration of Covenants, Conditions and Restrictions recorded May 6, 1982 under File No. H 438805, Film Code No. 00136059 in the official public records of real property of Harris County, TX
- Amendment to Declaration of Covenants, Conditions and Restrictions, a portion of unrestricted Reserve H, Clear Lake City, Section Three, Harris County, Texas dated May 12, 1982, is recorded under Harris County Clerk's File No. H446475, File No. H438805, Film Code 014-89-1483.
- Second Amendment to Declaration of Covenants, Conditions and Restrictions, a portion of unrestricted reserve "H", Clear Lake City Section Three, Harris County, Texas dated June 2, 1982, is recorded under Harris County Clerk's File No. H474062.
- Third Amendment to Declaration of Covenants, Conditions and Restrictions, a portion of unrestricted reserve "H", Clear Lake City Section Three, Harris County, Texas dated July 2, 1982, is recorded under Harris County Clerk's File No. H521351.
- Annexation of Unrestricted Reserve "G", Clear Lake City, Section Three, Harris County, Texas dated December 16, 1982, is recorded under Harris County Clerk's File No. H741385, Film Code 033-83-2176.
- Managed by Community Management Solutions, Inc., 2625 Bay Area Blvd, No.120, Houston, TX 77058, (281) 480-2563

### **The Cloisters**

- Recorded in Volume 144, Page 1 of the Condominiums Records of Harris County
- Managed by Houston Community Management Services, 17049 El Camino Real, Ste. 100, Houston, TX 77058, (832) 864-1200

### **University Green Patio Homes**

- University Green Patio Home Owner's Association
- Recorded under File No. D830511, Film Code No. 158-38-0528 and by instrument recorded under File No. D830512, Film No. 158-38-0546, amended by instrument recorded under File no. D-936762, Film no. 165-27-0781 and further amended by instrument recorded under File No. E-401702, Film Code No. 118-14-1625 of the official Public Records of Real Property of Harris County, TX
- Managed by Houston Community Management Services, 17049 El Camino Real, Ste. 100, Houston, TX 77058, (832) 864-1200

### **University Green Town Homes**

- University Green Townhome Owner's Association, Inc.
- University Green, S 1 and 4 – Section One, plat recorded at Volume 228, Page 52, File No.E545781 of the Map Records of Harris County, Texas; and Section Four, Volume 253, Page 25, File No.F200739 of the Map Records of Harris County, Texas.
- The declarations of Covenants, Con and Restrictions for University Green, Section One is recorded in the official public records of Harris County, TX at File Number E888887, as amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions for University Green, Section One, recorded in the official public records of Harris County, TX at File Number F082786. The Declaration of Covenants, Conditions and Restrictions for University Green, Section Four, is recorded in the Official public records of Harris County, TX at File Number F223201. As corrected by that certain Correction, recorded in the Official Public Records of Harris County, TX at File Number F264829.
- Managed by Melissa Salvador at P.O. Box 580521, Houston, TX 77258, (281) 984-8217

### **University Place Townhouses**

- University Owners' Association of University Place
- University Green, Section 6 - plat recorded at Volume 272, Page 42 of the Map Records of Harris County, Texas.
- Declaration of Covenants, Conditions and Restrictions for the University Place Townhouses a project within that platted subdivision know as **University Green, Section Six I** Harris County, TX, recorded August 29, 1983 at County Clerk's File No. J111940, and Film Code No. 857-81-0949, et seq.
- Managed by Managed by Houston Community Management Services, 17049 El Camino Real, Ste. 100, Houston, TX 77058, (832) 864-1200

### **University Trace Condominiums**

- University Trace Condominium Association
- A tract or parcel containing 6.0355 acres of land, more or less, situated in the Sarah Deel League, A-13, Harris County, TX and being out of Clear Lake City Industrial Park Section A, Block 6, as recorded in Volume 100, Page 49, of the Map Records of Harris County TX and Clear Lake City Industrial Park, Section B, Block 6, as recorded in Volume 136, Page 47 of Map Records of Harris County, Texas, as more particularly described in the Declaration and Master Deed – University Trace Condominiums, recorded in Volume 104, Page 4 et seq., Condominium Records of Harris County, TX. The location is more commonly described as 1900 Bay Area Blvd, Houston, TX 77058.
- Declaration and Master Deed – University Trace Condominiums, recorded in Volume 104, Page 4 et seq., Condominium Records of Harris County, Texas, together with the Survey plats, bylaws and exhibits thereto, and all amendments thereof, including amendments recorded in Volume 157, Page 44, Volume 157, Page 45, and Volume 164, Page 71, all of the Condominium Records of Harris County, Texas.
- Managed by Leyendecker Management Services, PO Box 420066, Houston, TX 77242, (713) 975-6600

**Property Leases:**

Nasa Little League Baseball Field lease(s) recorded at Harris County Clerk's File No. RP-2021-446065

OBW Park pool lease to the Bay Area Aquanauts dba Aquastar Swim Team, recorded at Harris County Clerk's File No. RP-2021-446014

Cell Tower - Easement and Assignment of Lease Agreement recorded at Harris County Clerk's File No. RP-2022-328890

**Name and Mailing Address of Association:**

Clear Lake City Community Association, Inc.  
16511 Diana Lane  
Houston, Texas 77062  
281-488-0360 - Office  
281-480-3226 - Fax

**Name and Mailing Address of Person Managing the Association:**

Rachel Morales, General Manager  
16511 Diana Lane  
Houston, Texas 77062  
281-488-0360 - Office  
281-480-3226 - Fax  
rmorales@clcca.org - E-mail

**Website for the Association:**    [www.clcca.org](http://www.clcca.org)

**Fees Related to Property Transfer:**

Resale Certificate: \$325  
Resale Update Fee: \$75  
Transfer Fee: \$400

*\*Rush Fee: \$50*

EXECUTED this 19<sup>th</sup> day of October 2022.

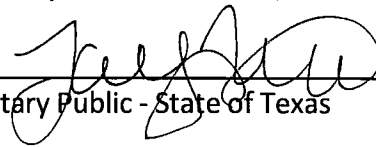
Clear Lake City Community  
Association, Inc.



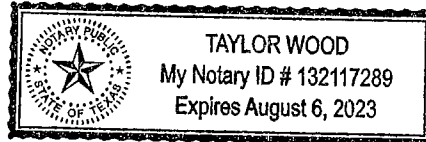
By: Rachel Morales, General Manager

STATE OF TEXAS       }  
COUNTY OF HARRIS   }

The foregoing instrument was acknowledged before me by the said Rachel Morales, in her official capacity as General Manager of Clear Lake City Community Association, Inc., on this 27<sup>th</sup> day of October, 2022, on behalf of said Association.

  
Notary Public - State of Texas

*After Recording, please return to:*  
Daughtry & Farine, P.C. - TW  
17044 El Camino Real  
Houston, Texas 77058  
281-480-6888- Telephone



RP-2022-540312  
# Pages 14  
11/07/2022 10:05 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$66.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2022-540312