

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
PEARLBROOK COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

The undersigned, being the Managing Agent for Pearlbrook Community Association, Inc., a non-profit corporation ("**Association**") 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: The name of the subdivision is Pearlbrook.
2. Name of Association: The name of the Association is Pearlbrook Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Pearlbrook, Section One (1), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Clerk's File No. 2012021972 of the Plat Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Pearlbrook, Section Two (2), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Clerk's File No. 2013068547 of the Plat Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Pearlbrook, Section Three (3), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Clerk's File No. 2015046980 of the Plat Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Pearlbrook, Section Four (4), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Clerk's File No. 2016016022 of the Plat Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Pearlbrook, Section Five (5), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Clerk's File No. 2017068168 of the Plat Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Pearlbrook, Section Seven (7), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Clerk's File No. 2017068177 of the Plat Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Pearlbrook, Section Eight (8), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Clerk's File No. 2020082099 of the Plat Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Pearlbrook.
- (2) Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Pearlbrook Section Two.
- (3) Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Pearlbrook Section Three.
- (4) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Pearlbrook Section Four.
- (5) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Pearlbrook Section Five.
- (6) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Pearlbrook Section Seven.
- (7) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Pearlbrook Section Eight.

b. Recording Information:

- (1) Galveston County Clerk's File No. 2012039564.
- (2) Galveston County Clerk's File No. 2014033616.
- (3) Galveston County Clerk's File No. 2015063502.
- (4) Galveston County Clerk's File No. 2016024983.
- (5) Galveston County Clerk's File No. 2018012710.
- (6) Galveston County Clerk's File No. 2018012711.
- (7) Galveston County Clerk's File No. 2021000693.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Pearlbrook Community Association, Inc. c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Kelly Reznicek, Director of Community Management c/o Inframark. Address: 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: customercare@inframark.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: <https://inframarkims.com>.

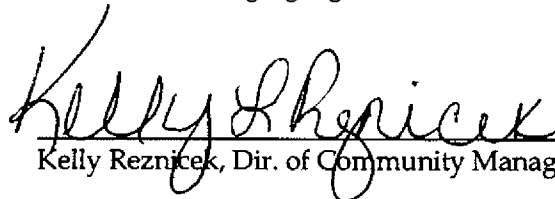
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$ 275.00
Refinance Fee	\$ 100.00
Rush Fee	1 day \$185.00; 3 days \$150.00; 5 days \$125.00

Executed on this 31 day of July, 2023.

PEARLBROOK COMMUNITY
ASSOCIATION, INC.

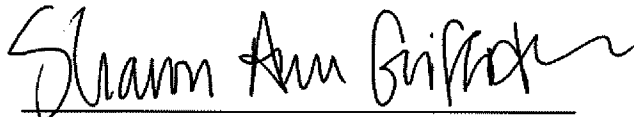
By: Inframark, Managing Agent


Kelly Reznicek, Dir. of Community Management

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 31 day of July, 2023 personally appeared Kelly Reznicek, Director of Community Management for Inframark, Managing Agent for Pearlbrook Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas



FILED AND RECORDED

Instrument Number: *2023035868*

Recording Fee: 38.00

Number Of Pages: 5

Filing and Recording Date: 07/31/2023 1:29PM

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.*