

MANAGEMENT CERTIFICATE FOR
SUNSET COVE GALVESTON HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS

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COUNTY OF GALVESTON

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The undersigned, being the Managing Agent of **Sunset Cove Galveston 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(s) of the Subdivision(s) is/are **Sunset Cove; The Estates at Sunset Cove and The Estates at Sunset Cove, Phase 2**

2. Name of Association:

The name of the Association is **Sunset Cove Galveston Homeowners Association, Inc.**

3. Recording Data for the Subdivision(s):

The recording data for the subdivision is as follows:

Sunset Cove: Galveston County Map Records Vol. 2004B, Pages 193-195

The Estates at Sunset Cove: Galveston County Map Records Vol. 2006A, Pages 155-156

The Estates at Sunset Cove, Phase 2: Galveston County Clerk's File NO. 2015017593

4. Recording Data for the Declaration(s):

The recording data for the declarations is as follows:

The Declaration of Covenants, Conditions and Restrictions for Sunset Cove Subdivision is recorded under Galveston County Clerk's File No. 2005008242;

The Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sunset Cove Subdivision is recorded under Galveston County Clerk's File No. 2006033393;

The First Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Cove is recorded under Galveston County Clerk's File No. 2014068340;

The Second Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Cove is recorded under Galveston County Clerk's File No. 2017056932;

The Supplemental Declaration and Annexation Agreement for The Estates at Sunset Cove is recorded under Galveston County Clerk's File No. 2015014219;

The Supplemental Declaration and Annexation Agreement for The Estates at Sunset Cove, Phase 2 is recorded under Galveston County Clerk's File No. 2019067147;

5. **Association Information:**

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

Sunset Cove Galveston Homeowners Association, Inc.
c/o LPI Property Management
P.O. Box 3217
Pearland, TX 77588
281-947-8675 - Office

6. **Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

Sunset Cove Galveston Homeowners Association, Inc.
C/o LPI Property Management
Jordan Cook, Managing Agent
P.O. Box 3217
Pearland, TX 77588
281-947-8675 - Office
Email: JCook@lpidev.net

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

Transfer fee: \$225
Refinance fee: \$75
Resale Cert: \$375
Statement of Account: \$200
Refinance Statement of Account: \$125
Lender Questionnaire: \$250

8. **Optional Information:**

HOA Website: www.sunsetcovehoa.com
LPI Property Management Company Website: <https://www.lpipropertymanagement.com>

Executed this the 10th day of December, 2024.

**Sunset Cove Galveston Homeowners
Association, Inc.**

By



Jordan Cook, Managing Agent

THE STATE OF TEXAS

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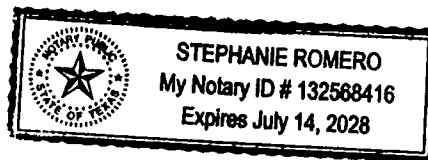
COUNTY OF GALVESTON

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This instrument was **acknowledged** before me on this the 10th day of December, 2024 by **Jordan Cook**, Managing Agent of **Sunset Cove Galveston Homeowners Association, Inc.**, a Texas property owners association, on behalf of said association.



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.

FILED AND RECORDED

Instrument Number: 2024056036

Recording Fee: 33.00

Number Of Pages: 4

Filing and Recording Date: 12/12/2024 8:40AM

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 horizontal line drawn underneath it.

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.*