

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**MANAGEMENT CERTIFICATE OF  
PEDREGAL HOMEOWNERS ASSOCIATION**

THE STATE OF TEXAS           §  
  §  
COUNTY OF GALVESTON       §

Pursuant to Tex. Prop. Code chs. 202 and 209, including Tex. Prop. Code sec. 209.004(a-1), the undersigned, acting on behalf of Pedregal Homeowners Association, the property owners' association for Pedregal, a residential subdivision in Galveston County, Texas, (the "Subdivision") submits this Management Certificate of Pedregal Homeowners Association.

1.       The name of the Subdivision is Pedregal.
2.       The name of the association for the Subdivision is Pedregal Homeowners Association ("Association").
3.       The plat for the Subdivision is recorded in the Official Public Records of Galveston County, Texas, as follows:

The Plat of Pedregal Section 1 recorded on June 8, 2021 at Galveston County Clerk's Instrument No. 2021041711, of the Map or Plat Records of Galveston County, Texas, (incorrectly referenced in that certain Amendment to Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Pedregal recorded at Galveston County Clerk's Instrument No. 2023028942 in the Real Property Records of Galveston County, Texas, as having been recorded at Galveston County Clerk's Instrument No. 20212041711 of the Map or Plat Records of Galveston County, Texas) and the Affidavit to Correct Plat of Pedregal Section 1 recorded at Galveston County Clerk's Instrument No. 2021086687, in the Official Public Records of Galveston County, Texas;

The Plat of Pedregal Section 5 recorded on June 14, 2022 at Galveston County Clerk's Instrument No. 2022039966, of the Official Public Records of Galveston County, Texas;

The Plat of Pedregal Section 7 recorded on October 13, 2022 at Galveston County Clerk's Instrument No. 2022064544, of the Official Public Records of Galveston County, Texas;

The Plat of Pedregal Section 3 recorded on February 22, 2023 at Galveston County Clerk's Instrument No. 2023007990, of the Official Public Records of Galveston County, Texas;

The Plat of Pedregal Section 6 recorded on November 30, 2023 at Galveston County Clerk's Instrument No. 2023055929, of the Official Public Records of Galveston County, Texas;

The Amending Plat of Pedregal Section 6 recorded on September 11, 2024 at Galveston County Clerk's Instrument No. 2024041269, of the Official Public Records of Galveston County, Texas;

The Plat of Pedregal Section 2 recorded on November 5, 2024 at Galveston County Clerk's Instrument No. 2024050304, of the Official Public Records of Galveston County, Texas; and

The Plat of Pedregal Section 4 Phase 1 recorded on May 30, 2025 at Galveston County Clerk's Instrument No. 2025024857, of the Official Public Records of Galveston County, Texas.

4. The Declaration applicable to the Subdivision is the Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Pedregal recorded at Galveston County Clerk's Instrument No. 2021042409, in the Official Public Records of Galveston County, Texas, the Notice of Application of Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Pedregal, a Subdivision in Galveston County, Texas, to Pedregal, Section 5, a Subdivision in Galveston County, Texas and Annexation of Pedregal, Section 5, a Subdivision in Galveston County, Texas, into the Jurisdiction of Pedregal Homeowners Association recorded at Galveston County Clerk's Instrument No. 2022039756, in the Official Public Records of Galveston County, Texas, the Notice of Application of Declaration of Reservations, Easements, Restrictions, Covenants and Condition for Pedregal, a Subdivision in Galveston County, Texas, to Pedregal, Section 7, a Subdivision in Galveston County, Texas and Annexation of Pedregal, Section 7, a Subdivision in Galveston County, Texas, into the Jurisdiction of Pedregal Homeowners Association recorded at Galveston County Clerk's Instrument No. 2022063572, in the Official Public Records of Galveston County, Texas, the Notice of Application of Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Pedregal, a Subdivision in Galveston County, Texas, to Pedregal, Section 3, a Subdivision in Galveston County, Texas and Annexation of Pedregal, Section 3, a Subdivision in Galveston County, Texas, into the Jurisdiction of Pedregal Homeowners Association recorded at Galveston County Clerk's Instrument No. 2023008325, in the Official Public Records of Galveston County, Texas, the Amendment to Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Pedregal recorded at Galveston County Clerk's Instrument No. 2023028942 in the Official Public Records of Galveston County, Texas, the Notice of Application of Declaration of Reservations, Easements, Restrictions, Covenants and Condition for Pedregal, a Subdivision in Galveston County, Texas, to Pedregal, Section 6, a Subdivision in Galveston County, Texas and Annexation of Pedregal, Section 6, a Subdivision in Galveston County, Texas, into the Jurisdiction of Pedregal Homeowners Association recorded at Galveston County Clerk's Instrument No. 2023055931, in the Official Public Records of Galveston County, Texas, as

corrected by instrument recorded at Galveston County Clerk's Instrument No. 2025026573, in the Official Public Records of Galveston County, Texas, the Notice of Application of Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Pedregal, a Subdivision in Galveston County, Texas, to Pedregal, Section 2, a Subdivision in Galveston County, Texas and Annexation of Pedregal, Section 2, a Subdivision in Galveston County, Texas, into the Jurisdiction of Pedregal Homeowners Association recorded at Galveston County Clerk's Instrument No. 2024050308, in the Official Public Records of Galveston County, Texas, and the Notice of Application of Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Pedregal, a Subdivision in Galveston County, Texas, to Pedregal, Section 4, Phase 1, a Subdivision in Galveston County, Texas and Annexation of Pedregal, Section 4, Phase 1, a Subdivision in Galveston County, Texas, into the Jurisdiction of Pedregal Homeowners Association recorded at Galveston County Clerk's Instrument No. 2025024858, in the Official Public Records of Galveston County, Texas.

5. The name and mailing address of the Association is Pedregal Homeowners Association, c/o LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217.

6. The name, mailing address, telephone number, and email address of the person managing the association or the association's designated representative is LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217, attn: Jordan Cook, P.O. Box 3217, Pearland, Texas 77588-3217, (281) 947-8675, [jcook@lpidev.net](mailto:jcook@lpidev.net). The website where the association's dedicatory instruments are available is [www.lpipropertymanagement.com](http://www.lpipropertymanagement.com).

7. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is \$200, Transfer fee.

8. True and correct copies of the current Certificate of Filing and Certificate of Formation of the Association, By-Laws of Pedregal Homeowners Association, Document Retention Policy, and Document Production and Copying Policy are attached to that certain Management Certificate of Pedregal Homeowners Association recorded at Galveston County Clerk's Instrument No. 2021042576, in the Official Public Records of Galveston County, Texas.

9. True and correct copies of the current Collection Referral Policy, Alternative Payment Schedule Policy, Delinquency Collection Policy, Architectural Review Authority and Appeals Policy, Bid Solicitation Policy, Deed Restriction Violation Dispute Resolution Policy, and Rental and Lease Policy are attached to that certain Management Certificate of Pedregal Homeowners Association recorded at Galveston County Clerk's Instrument No. 2022068507, in the Official Public Records of Galveston County, Texas.

10. A true and correct copy of the current Lawn Storage Building Policy is attached to that certain Management Certificate of Pedregal Homeowners Association recorded at Galveston County Clerk's Instrument No. 2023012658, in the Official Public Records of Galveston County, Texas.

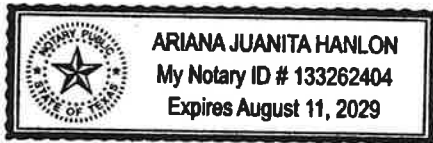
Signed this 11<sup>th</sup> day of June, 2025.

PEDREGAL HOMEOWNERS  
ASSOCIATION

By: [Signature]  
Name: Tracy F. Goza  
Title: President

STATE OF TEXAS       §  
                                  §  
COUNTY OF Gaweston §

This instrument was acknowledged before me on the 11<sup>th</sup> day of June, 2025 by Tracy F. Goza, President of and on behalf of Pedregal Homeowners Association, a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]  
Notary Public in and for the State of Texas

## FILED AND RECORDED

Instrument Number: 2025027339

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 06/12/2025 11:20AM

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 cursive script, reading "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.*