

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
FOR
PIRATES PROPERTY OWNERS' ASSOCIATION**

THE STATE OF TEXAS §
COUNTY OF GALVESTON §

The undersigned, being the representative of **Pirates Property Owners' Association** (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 and Recording Data of Subdivision(s) (Official Public Records of Galveston County):**
 - Pirates Beach Section 1 – Book 2, Page 101, Ref. No. 371050
 - Pirates Beach Section 1 Partial Replat– Book 17, Page 161, Doc. No. 8439408
 - Pirates Beach Section 1 Replat of Reserve "C" – Doc. No. 2008022396
 - Pirates Beach Section 2 – Book 8, Page 1; Ref. No. 371051
 - Pirates Beach Section 3 – Book 8, Page 6; Doc. No. 6817903
 - Pirates Beach Section 3 Replat – Book 8, Page 7; Doc. No. 6901900
 - Pirates Beach Section 4 – Book 10, Page 77; Doc. No. 7305654
 - Pirates Beach Section 6 – Book 15, Page 37; Doc. No. 7607061
 - Pirates Beach Section 7 – Book 15, Page 57; Doc. No. 7703980
 - Pirates Beach Section 8 – Book 18, Page 105; Doc. No. 8630696
 - Pirates Beach Section 9 – Book 18, Page 106; Doc. No. 8631274
 - Pirates Beach Section 9 Amended Plat – Book 18, Page 147; Doc. No. 8734464
 - Pirates Beach Section 10 – Book 18, Page 244; Doc. No. 9026881
 - Pirates Beach Section 10 1st Amendment – Book 18, Page 257; Doc. No. 9034972
 - Pirates Beach Section 10 2nd Amendment – Book 18, Page 271; Doc. No. 9103208
 - Pirates Beach Section 10 3rd Amendment – Book 18, Page 358; Doc. No. 9214401
 - Pirates Beach Section 10 3rd Amendment Partial Replat – Book 18, Page 404; Doc. No. 9303547
 - Pirates Beach Section 12 – Book 16, Page 94; Doc. No. 8908859
 - Pirates Beach Section 13 – Book 18, Page 286; Doc. No. 9110891
 - Pirates Beach Section 13 1st Amendment – Book 18, Page 323; Doc. No. 9142492
 - Pirates Beach Section 13 2nd Amendment – Book 18, Page 368; Doc. No. 9220765
 - Pirates Cove Section 1 – Book 8, Page 3; Doc. No. 6718428
 - Pirates Cove Section 2 – Book 8, Page 2; Doc. No. 6715771
 - Pirates Cove Section 3 – Book 8, Page 4; Doc. No. 6812581
 - Pirates Cove Section 4 – Book 15, Page 3; Doc. No. 7320382
 - Pirates Cove Section 5 – Book 15, Page 33; Doc. No. 7602700
 - Pirates Cove Section 6 – Book 18, Page 277; Doc. No. 9104364
 - Pirates Cove Section 6 1st Amendment – Book 18, Page 326; Doc. No. 9142493
 - Pirates Cove Section 6 1st Amendment Partial Replat – Book 18, Page 366; Doc. No. 9220764
 - Pirates Cove Section 6 2nd Amendment – Book 18, Page 574; Doc. No. 9544674
 - Pirates Cove Section 6 2nd Amendment Partial Replat – Book 18, Page 635; Doc. No. 9634703
 - Pirates Cove Section 6 Partial Replat – Book 18, Page 911; Doc. No. 9935025
 - Pirates Cove Section 6 Partial Replat – Book 18, Page 1063; Doc. No. 2000040430
 - Pirates Cove Section 6 Reserve "G" – Book 18, Page 1188; Doc. No. 2001031432
 - Townhomes at Lafitte's Cove – Doc. No. 2005008452
 - Pirates Cove Section 6 Replat of Reserve "B" – Doc. No. 2006005158
 - Pirates Cove Section 7 – Book 18, Page 915; Doc. No. 9936380

Pirates Cove Section 7 Replat – Book 18, Page 955; Doc. No. 9962401
Pirates Landing Section 1 – Book 15, Page 9; Doc. No. 7402716
Pirates Landing Section 1 Partial Replat– Book 17, Page 15; Doc. No. 8119763

2. **Name of Association:**

The name of the Association is **Pirates Property Owners' Association.**

3. **Recording Data for the Declaration(s) (Official Public Records of Galveston County):**

Pirates Beach Section 1 – Doc. No. 6516301
Pirates Beach Sections 1&2 – Doc. No. 6611264
Pirates Beach Sections 1&2 – Doc. No. 6614951
Pirates Cove Sections 1&2 – Doc. No. 6714627
Pirates Beach Sections 1&2 – Doc. No. 6806979
Pirates Cove Sections 1&2 – Doc. No. 6806980
Pirates Cove Section 3 – Doc. No. 6816107
Pirates Cove Sections 1&2 – Doc. No. 6816108
Pirates Beach Sections 1&2 – Doc. No. 6816109
Pirates Beach Section 3 – Doc. No. 6902437
Pirates Cove Section 3 – Doc. No. 6904169
Pirates Cove Section 3 – Doc. No. 6909038
Pirates Cove Sections 1&2 – Doc. No. 6909039
Pirates Beach Section 3 – Doc. No. 6909040
Pirates Beach Section 2 – Doc. No. 6921167
Pirates Beach Section 2 – Doc. No. 7000478
Pirates Beach Sections 1&2 – Doc. No. 7003571
Pirates Beach Section 3 – Doc. No. 7003572
Pirates Cove Sections 1&2 – Doc. No. 7003573
Pirates Cove Section 3 – Doc. No. 7003574
Pirates Beach Sections 1&2 – Doc. No. 7004519
Pirates Beach Section 3 – Doc. No. 7004520
Pirates Cove Sections 1&2 – Doc. No. 7004521
Pirates Cove Section 3 – Doc. No. 7004522
Pirates Cove Section 3 – Doc. No. 7011805
Pirates Beach Section 3 – Doc. No. 7011806
Pirates Beach Sections 1&2 – Doc. No. 7011807
Pirates Beach Sections 1&2 – Doc. No. 7014099
Pirates Beach Section 3 – Doc. No. 7014100
Pirates Cove Section 3 – Doc. No. 7014101
Pirates Cove Section 4 – Doc. No. 7407991
Pirates Beach Section 4 – Doc. No. 7407992
Pirates Landing Section 1 – Doc. No. 7510806
Pirates Landing Section 1 – Doc. No. 7511071
Pirates Beach Section 6 – Doc. No. 7610217
Pirates Cove Section 5 – Doc. No. 7610218
Pirates Beach Section 7 – Doc. No. 7705316
Pirates Beach Section 7 – Doc. No. 7735089
Pirates Beach Section 1 – Doc. No. 8114726
Pirates Beach Section 2 – Doc. No. 8114727
Pirates Beach Section 3 – Doc. No. 8206740
Pirates Cove Section 3 – Doc. No. 8213889

Pirates Beach Section 3 – Doc. No. 8214934
Pirates Cove Section 1 – Doc. No. 8218281
Pirates Landing Section 1 – Doc. No. 8121649
Pirates Beach Sections 1&2 – Doc. Nos. 8223480-8223481
Pirates Beach Sections 1&2 – Doc. Nos. 8228941-8228988
Pirates Beach Sections 1&2 – Doc. Nos. 8230549-8230553
Pirates Beach Sections 1&2 – Doc. Nos. 8234233-8234235
Pirates Beach Sections 1&2 – Doc. Nos. 8302408-8302416
Pirates Beach Section 8 – Doc. No. 8632054
Pirates Beach Section 9 – Doc. No. 8632055
Pirates Beach Section 10 – Doc. No. 9039839
Pirates Beach Section 12 – Doc. No. 9142840
Laffite's Cove/ Pirates Cove Section 6 – Doc. No. 9226208
Laffite's Cove/ Pirates Cove Section 6 – Doc. No. 9226209
Pirates Beach Section 13 – Doc. No. 9226211
Laffite's Cove/ Pirates Cove Section 6 – Doc. No. 9230659
Pirates Beach Section 10 – Doc. No. 9315375
Laffite's Cove/ Pirates Cove Section 6 – Doc. No. 9323348
Laffite's Cove/ Pirates Cove Section 6 – Doc. No. 9330979
Villas of Laffite's Cove/ Pirates Cove Section 6 – Doc. No. 2000003895
Laffite's Cove/ Pirates Cove Section 6 – Doc. No. 2000013752
Enclave at Pirates Cove/Pirates Cove Section 7, Block 1 – Doc. No. 2000018797
Enclave at Pirates Cove/Pirates Cove Section 7, Block 1 – Doc. Nos. 2000019945-2000019948
Pirates Beach & Cove, Various Sections – Doc. No. 2001000414
Villas of Laffite's Cove/ Pirates Cove Section 6 – Doc. No. 2001043662
Enclave at Pirates Cove/Pirates Cove Section 7, Block 2 – Doc. No. 2002032250
Laffite's Cove/ Pirates Cove Section 6 – Doc. No. 2004028837
Villas of Laffite's Cove/ Pirates Cove Section 6 – Doc. No. 2005017833
Enclave at Pirates Cove/Pirates Cove Section 7, Block 2 – Doc. No. 200608440
Laffite's Cove/ Pirates Cove Section 6 – Doc. No. 2016000569
Laffite's Cove/ Pirates Cove Section 6 – Doc. No. 2017055848
Villas of Laffite's Cove/ Pirates Cove Section 6 – Doc. No. 2019059672
Pirates Cove Section 3 – Doc. No. 2020083877
Pirates Cove Section 4 – Doc. No. 2020083898
Pirates Cove Sections 1&2 – Doc. No. 2020083984
Pirates Cove Section 5 – Doc. No. 2020083998
Amendment, Enclave at Pirates Cove (Pirates Cove, Section 7/The Enclave Block 1 – Doc. No. 2024036773
Amendment, Enclave at Pirates Cove (Pirates Cove, Section 7/The Enclave Block 2 – Doc. No. 2024036774
Amendment, Pirates Beach, Section 8 – Doc. No. 2024036781
Amendment, Pirates Beach, Section 4 – Doc. No. 2024036777
Amendment, Pirates Beach, Section 9 – Doc. No. 2024036782
Amendment, Pirates Beach, Section 7 – Doc. No. 2024036780
Amendment, Pirates Beach, Section 10 – Doc. No. 2024036785
Amendment, Pirates Beach, Section 13 – Doc. No. 2024036786
Amendment, Pirates Beach, Section 3 – Doc. No. 2024036822
Amendment, Pirates Beach, Sections 1 and 2 – Doc. No. 2024036775
Amendment, Pirates Cove, Section 5 – Doc. No. 2024036791
Amendment, Pirates Cove, Section 4 – Doc. No. 2024036790

Amendment, Pirates Cove, Section 3 – Doc. No. 2024036788
Amendment, Pirates Cove, Sections 1 and 2 – Doc. No. 2024036787

4. Association Information:

The contact information for the Association is as follows:

Pirates Property Owners' Association
c/o C.K.M. Property Management, Inc.
P.O. Box 160
Tomball, Texas 77377

5. Designated Representative Information:

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

C.K.M. Property Management, Inc.
P.O. Box 160
Tomball, Texas 77377
Phone Number: (281) 255-3055
Email: ckml@ckml.com

6. Fees Related to Property Transfer:

Resale Certificate:	\$375.00
Statement of Account	\$100.00
Transfer Fee:	\$250.00
Update Resale Certificate:	\$75.00
Rush Fee (3 days)	\$50.00

7. Optional Information:

None

8. Association Website:

www.piratespoa.com

Executed this the 21st day of August, 2024.

Pirates Property Owners' Association

By Angela Morin
Managing Agent

Angela Morin
Print Name

THE STATE OF TEXAS
COUNTY OF GALVESTON

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This instrument was **acknowledged** before me on this the 21st day of August, 2024, by Angela Morin, representative of **Pirates Property Owners' Association**, a Texas property owners association, on behalf of said association.



Tracy Supercinski
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: 2024037854

Recording Fee: 41.00

Number Of Pages: 6

Filing and Recording Date: 08/22/2024 10:21AM

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 initial "D".

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.*