

**SEABROOK ISLAND HOMEOWNERS ASSOCIATION, INC  
MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Seabrook Island Homeowners Association, INC (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of Subdivision:** Seabrook Island Homeowners Association, INC

**Name of the Association:** Seabrook Island Homeowners Association, INC

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

Section 1, Vol. 411, Page 56, File No. T0428191, Section 2, Vol. 421, Page 128, File No. T0793037, Replat Vol. 491, Page 127, File No. V0328647 and Vol. 536, Page 236, Section 3, Vol. 544, Page 270, File No. X0146216, Section 4, Vol. 570, Page 75, File No. Y0038826, Replat Vol. 582, Page 281, File No. Y0498114

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Design Guidelines, under Harris County Clerk's File No. RP-2019-471986, along with any amendments or supplements thereto;
- (b) Resolution Regarding Floating Docks, under Harris County Clerk's File No. RP-2018-377074, along with any amendments or supplements thereto;
- (c) Regulation Of Solar Energy Devices, under Harris County Clerk's File No. RP-2018-129125, along with any amendments or supplements thereto;
- (d) Third Amendment To By-Laws, under Harris County Clerk's File No. 20140400405, along with any amendments or supplements thereto;
- (e) Property Owners' Association Management Certificate, under Harris County Clerk's File No. 20130635527, along with any amendments or supplements thereto;
- (f) Articles Of Incorporation, under Harris County Clerk's File No. 20130509748, along with any amendments or supplements thereto;
- (g) Policy Regarding Record Retention, Inspection, And Production, under Harris County Clerk's File No. 20110525573, along with any amendments or supplements thereto;
- (h) Second Amendment To By-Laws, under Harris County Clerk's File No. 20110361479, along with any amendments or supplements thereto;

- RP-2025-225422
- (i) Resolution Of The Board Of Directors For Covenants Compliance Inspection, under Harris County Clerk's File No. 20100238462, along with any amendments or supplements thereto;
  - (j) Amendment One To By-Laws, under Harris County Clerk's File No. 20070246423, along with any amendments or supplements thereto;
  - (k) Section Four Annexation And Supplemental Declaration Of Covenants, Conditions, And Restrictions, under Harris County Clerk's File No. Y549870, along with any amendments or supplements thereto;
  - (l) Section Three Annexation And Supplemental Declaration Of Covenants, Conditions, And Restrictions, under Harris County Clerk's File No. X766421, along with any amendments or supplements thereto;
  - (m) By-Laws, under Harris County Clerk's File No. X567822, along with any amendments or supplements thereto;
  - (n) Amendment To Taylor Lake Development Annexation And Supplemental Declaration Of Covenants, Conditions, And Restrictions For Section Two, under Harris County Clerk's File No. W453746, along with any amendments or supplements thereto;
  - (o) Amendment To Declaration Of Covenants, Conditions, And Restrictions Section One, under Harris County Clerk's File No. U148453, along with any amendments or supplements thereto;
  - (p) Section Two Annexation And Supplemental Declaration Of Covenants, Conditions, And Restrictions, under Harris County Clerk's File No. U065075, along with any amendments or supplements thereto;
  - (q) Taylor Lake Holdings, Inc. Declaration Of Covenants, Conditions, And Restrictions For Section One, under Harris County Clerk's File No. T810119, along with any amendments or supplements thereto;

**Name and Mailing Address of the Association**

Seabrook Island Homeowners Association, INC  
c/o Houston Community Management  
18333 Egret Bay Blvd  
Houston, Texas 77058

**Name, Mailing Address, Telephone Number, and Email Address of Person Managing the Association or its Designated Representative**

Houston Community Management  
18333 Egret Bay Blvd #305  
Houston, TX 77058  
832-864-1200  
customerservice@houcomm.com

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$75.00

Resale Certificate: Starting \$370.00

Resale Certificate Update: Starting \$72.00

Legacy Account Closure Fee: \$220.00

Refinance Statement of Account: Starting \$75.00

Transfer Fee: None Noted

Working Capitalization Fees: None Noted

Expedite Fee for Resale Certificate prior to 10 business day deliver obligation: \$175.00 for 1 day and \$125.00 for 3 day.

Executed on this the 7 day of may 2025.

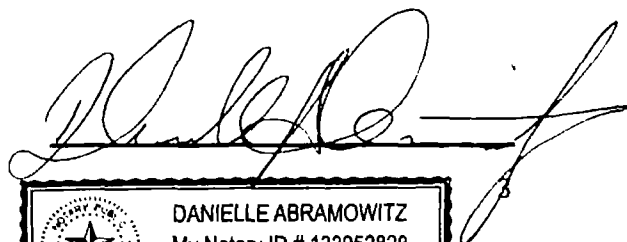
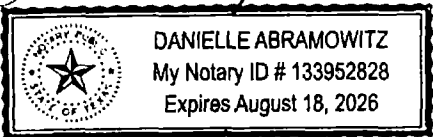
Seabrook Island Homeowners  
Association, INC acting by and  
through its managing agent, Houston  
Community Management of Houston  
Texas



Rebecca Full, Branch President

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 7 day of may 2025 by Rebecca Full , Branch President with Houston Community Management, the managing agent for Seabrook Island Homeowners Association, INC a Texas nonprofit corporation, on behalf of such corporation.

RP-2025-225422

Notary Public, State of Texas

When recorded return to:  
Houston Community Management  
18333 Egret Bay Blvd #305  
Houston, TX 77058

RP-2025-225422

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# Pages 5  
06/12/2025 10:25 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$37.00

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-2025-225422