PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE SWEETWATER COVE PROPERTY OWNERS ASSOCIATION, INC.

STATE OF TEXAS	}	
	}	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF GALVESTON	}	

Name of Subdivision: SWEETWATER COVE, SECTION ONE

Name of Association: SWEETWATER COVE PROPERTY OWNERS ASSOCIATION, INC.

Recording Data for Subdivision:

SWEETWATER COVE, SECTION ONE, a subdivision of 16.39 acres being out of and a part of Lots 9, 12, 29, and 32 of the TRIMBLE AND LINDSEY SURVEY, SECTION 2, according to the map thereof, recorded in Volume 2006A, Pages 203 & 204 of the Map Records of Galveston County, Texas, and under the County Clerk's Document Number 2006077797.

AMENDING PLAT OF SWEETWATER COVE, SECTION ONE, a subdivision of 16.39 acres being out of and a part of Lots 9, 12, 29, and 32 of the TRIMBLE AND LINDSEY SURVEY, SECTION 2, according to the map thereof, recorded in the Map Records of Galveston County, Texas, and under the County Clerk's Document Number 2019021928.

Recording Data for Declaration:

Declaration of Covenants, Conditions and Restrictions for Sweetwater Cove, Section one, a subdivision in Galveston County, Texas, recorded in the Official Public Records of Galveston, County, Texas, under County Clerk's Document No. 2019017134.

Mailing Address of Association: c/o LPI Property Management, LLC, 621 21st Street, Unit No. 101, Galveston, Texas 77550.

<u>Management Company</u>: LPI Property Management, LLC, 621 21st Street, Unit No. 101, Galveston, Texas 77550;

<u>Designated Representative</u> is LPI Property Management, LLC, 621 21st Street, Unit 101, Galveston, Texas 77550; Contact: Jordan Cook; email: JCook@lpidev.net; telephone 281-947-8675.

<u>Fees</u>: Transfer Fee is \$225.00; Resale Certificate is \$350.00; To order resale documents, go to www.homewisedocs.com

This organization may also be reached via Treece Law Firm, P.C., 1020 Bay Area Boulevard, Suite 200, Houston, Texas 77058 – 281-667-3100, Michael J. Treece, Esq. mike@treecelaw.com.

Management Certificate Page 1 of 2

<u>Note</u>: This Management Certificate does not list all dedicatory instruments and/or governing documents of the Association, and is not to be relied on as an exhaustive list. This Management Certificate is filed/recorded in compliance with the mandate of, and to meet the requirements of, Section 209.004 of the Texas Property Code.

The Association's Dedicatory Instruments are available to members for viewing online at: www.lpipropertymanagement.com

EXECUTED this 30th day of Angust, 2023.

Sweetwater Cove Property Owners Association, Inc.

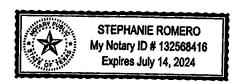
By: Jordan Cook, Managing Agent

STATE OF TEXAS
COUNTY OF GALVESTON

The foregoing instrument was acknowledged before me by the said Jordan Cook in his official capacity as a Managing Agent of Sweetwater Cove Property Owners Association, Inc., on this day of _______, 2023, on behalf of said Association.

Notary Public - State of Texas

Prepared by: Treece Law Firm, P.C. 1020 Bay Area Blvd., Suite 200 Houston, Texas 77058



FILED AND RECORDED

Instrument Number: 2023041452

Recording Fee: 30.00

Number Of Pages: 3

Filing and Recording Date: 08/31/2023 8:17AM

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.



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.