

CONDOMINIUM ASSOCIATION  
MANAGEMENT CERTIFICATE  
THE WEST BEACH GRAND CONDOMINIUM  
COUNCIL OF CO-OWNERS, INC.

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

**Name of the Condominium:** THE WEST BEACH GRAND

**Name of Association:** THE WEST BEACH GRAND CONDOMINIUM COUNCIL OF  
CO-OWNERS, INC.

**Location of Condominium:** 11945 San Luis Pass Road (FM 3005), Galveston, TX 77554

**Recording Data for Declaration:**

Condominium Declaration for The West Beach Grand, under Galveston County Clerk's Document No. 9027807 and under Reference Number 007-14-1173, et seq., recorded in the Official Public Records of Galveston, County, Texas.

First Amendment to the Condominium Declaration for The West Beach Grand, under Galveston County Clerk's Document No. 9430087 and under Reference Number 009-83-0777, et seq., recorded in the Official Public Records of Galveston, County, Texas.

**Mailing Address of Association:**

c/o LPI Property Management, LLC, P. O. Box 3217, Pearland, TX 77588

**Management Company and Designated Representative:**

LPI Property Management, LLC, P. O. Box 3217, Pearland, TX 77588

Designated Representative: Jordan Cook

Telephone number: 281-947-8675

Email: Jcook@lpidev.net

**Fees:** Transfer Fee is \$200.00; Resale Certificate is \$375.00; Refinance Fee: \$150.00; Statement of Account Fee is \$200.00; Refinance Statement of Account Fee is \$200.00;  
Lender Questionnaire Fee is \$200.00

**To order resale documents, go to [www.homewisedocs.com](http://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](mailto:mike@treecelaw.com).

Note: 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 82.116 of the Texas Property Code.

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

EXECUTED this 27<sup>th</sup> day of November, 2024.

**The West Beach Grand Condominium  
Council of Co-Owners, Inc.**

By:   
Jordan Cook, Managing Agent

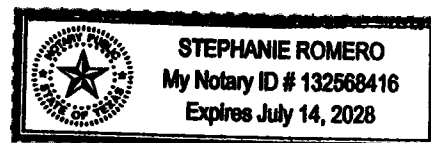
STATE OF TEXAS       }  
                                     }  
COUNTY OF GALVESTON }

The foregoing instrument was acknowledged before me by the said Jordan Cook, in his official capacity as Managing Agent of The West Beach Grand Condominium Council of Co-Owners, Inc., on this 27<sup>th</sup> day of November, 2024, on behalf of said Association.



Notary Public - State of Texas

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



## FILED AND RECORDED

Instrument Number: 2024054400

Recording Fee: 29.00

Number Of Pages: 3

Filing and Recording Date: 12/02/2024 3:33PM

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.*