

# MANAGEMENT CERTIFICATE FOR NEWPORT COMMUNITY IMPROVEMENT ASSOCIATION, INC.

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THE STATE OF TEXAS           §  
  §  
COUNTY OF GALVESTON       §

The undersigned, being the Managing Agent of Newport Community Improvement Association, Inc., 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:

1. Name of the Subdivision: The name of the subdivision is NEWPORT and ELLIS LANDING.
2. Name of the Association: The name of the association is NEWPORT COMMUNITY IMPROVEMENT ASSOCIATION, INC.
3. Recording Data for the Subdivision: The subdivision is recorded as follows:
  - a. Newport, Section I, a subdivision in League City, Galveston County, Texas, according to the map or plat thereof recorded at Book 2, Page 60 of the Map Records of Galveston County, Texas;
  - b. Newport, Section II, a subdivision in League City, Galveston County, Texas, according to the map or plat thereof recorded at Book 2, Page 62 of the Map Records of Galveston County, Texas;
  - c. Newport, Section III, a subdivision in League City, Galveston County, Texas, according to the map or plat thereof recorded at Book 2, Page 64 of the Map Records of Galveston County, Texas;
  - d. Newport, Section IV, a subdivision in League City, Galveston County, Texas, according to the map or plat thereof recorded at Book 2, Page 66 of the Map Records of Galveston County, Texas;
  - e. Newport, Section V, a subdivision in League City, Galveston County, Texas, according to the map or plat thereof recorded at Book 2, Page 68 of the Map Records of Galveston County, Texas;
  - f. Newport, Section VI, a subdivision in League City, Galveston County, Texas, according to the map or plat thereof recorded at Book 10, Page 55 of the Map Records of Galveston County, Texas; and,

- g. Ellis Landing, a subdivision in League City, Galveston County, Texas, according to the map or plat thereof recorded under Clerk's File No. 153660, map no. 112 of the Plat Records for Galveston County, Texas.

4. Recording Data for the Declarations and Amendments thereto:

- a. Restrictions for Newport, Section I, recorded at Volume 1628, Page 431 of the Deed of Trust Records of Galveston County, Texas;
- b. Restrictions for Newport, Section II, recorded at Volume 1694, Page 476 of the Deed of Trust Records of Galveston County, Texas;
- c. Restrictions for Newport, Section III, recorded at Volume 1832, Page 31 of the Deed of Trust Records of Galveston County, Texas;
- d. Restrictions for Newport, Section IV, recorded under Clerk's File No. 48701, recorded at Volume 1914, Page 352 of the Deed of Trust Records of Galveston County, Texas;
- e. Restrictions for Newport, Section V, recorded under Clerk's File No. 79237, recorded at Volume 2024, Page 340 of the Deed of Trust Records of Galveston County, Texas;
- f. Restrictions for Newport, Section VI, recorded under Clerk's File No. 51402, recorded at Volume 2238, Page 201 of the Deed of Trust Records of Galveston County, Texas; and,
- g. Declaration of Covenants, Conditions and Restrictions for Ellis Landing, recorded under Galveston County Clerk's File No. I4704, recorded at Volume 2990, Page 664 of the Real Property Records of Galveston County, Texas.

5. Name and Mailing Address of the Association: The mailing address for NEWPORT COMMUNITY IMPROVEMENT ASSOCIATION, INC. is c/o LPI Property Management 1660 E. Winding Way, Friendswood, TX 77546.

6. Managing Agent or Representative of Association: The mailing address of the Managing Agent for Newport Community Improvement Association, Inc. is LPI Property Management, 1660 E. Winding Way, Friendswood, TX 77546. The phone number is: 281.947.8675. The email address of the person managing the association is [jcook@lpidev.net](mailto:jcook@lpidev.net)

7. Website Address for Association: [www.lpipropertymanagement.com](http://www.lpipropertymanagement.com)

8. Amount and Description of Fees:

Resale Certificate - \$375.00

Refinance Fee - \$150.00  
Transfer Fee - \$200.00  
Rush Fee - \$100.00  
Statement of Account - \$200.00

EXECUTED ON THIS 5<sup>th</sup> day of March, 2025.

**NEWPORT COMMUNITY  
IMPROVEMENT ASSOCIATION, INC.**

By: LPI Property Management  
Managing Agent

  
Jordan Cook

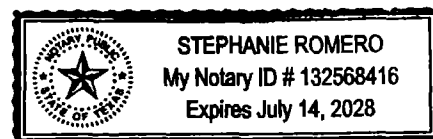
THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned notary public, on this day personally appeared Jordan Cook of LPI Property Management, Managing Agent for Newport Community Improvement Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this 5<sup>th</sup> day of March, 2025 to certify which witness my hand and seal of office.

  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After Recording Return To:  
Gregg & Gregg, P.C.  
16055 Space Center Blvd., Suite 150  
Houston, Texas 77062



## FILED AND RECORDED

Instrument Number: 2025015731

Recording Fee: 33.00

Number Of Pages: 4

Filing and Recording Date: 04/07/2025 10:58AM

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.*