

**MANAGEMENT CERTIFICATE FOR
PEBBLE BROOK CONDOMINIUMS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being a representative of **PEBBLE BROOK CONDOMINIUMS ASSOCIATION, INC.** (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 of Subdivision:** The name of the subdivision is **Pebble Brook Condominiums Association, Inc.**
2. **Name of Association:** The name of the Association is **PEBBLE BROOK CONDOMINIUMS ASSOCIATION, INC.**
3. **Recording Data for the Association:**

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

- a. File No. G0356623, Vol. 105; Page 48

4. **Recording Data for the Declaration(s):**

The recording data for the declaration is as follows:

- a. Resolution Regarding Assessment of Fine for Violations of Restrictive Covenants and/or Rules and Regulations, under Harris County Clerk's File no. X404634, along with any amendments or supplements thereto;
- b. Articles of Incorporation, under Harris County Clerk's File No. U151797, along with any amendments or supplements thereto;
- c. Certificate of Corporate Resolution, under Harris County Clerk's File No. T795289, along with any amendments or supplements thereto;
- d. Policy regarding Records Retention, Inspection, and Production, under Harris County Clerk's File No. 2018-81218, along with any amendments or supplements thereto;
- e. Property Owners' Association Management Certificate, under Harris County Clerk's File No. 20130635529

RP-2025-126880

- f. The Condominium Declaration for Pebble Brook Condominiums is Recorded in Volume 105, Page 48, of the Condominium Records of Harris County, Texas.
- g. Management Certificate, under Harris County Clerk's File No. X761936, along with any amendments or supplements thereto;
- h. Amendment to the Condominium Declaration, under Harris County Clerk's File No. L039595, along with any amendments or supplements thereto;
- i. Amendment to the Condominium Declaration, under Harris County Clerk's File No. L525126, along with any amendments or supplements thereto;
- j. Rules and Regulations for Pebble Brook Condominiums, under Harris County Clerk's File No. U151797, along with any amendments or supplements thereto;

5. **Association Information:** The contact information for the Association is as follows:

Pebble Brook Condominiums Association, Inc.
c/o LPI Property Management, LLC
1660 E. Winding Way,
Friendswood, Texas 77546

6. **Designated Representative Information:** The contact information for the person or entity managing the Association is as follows:

LPI Property Management, LLC
c/o Jordan Cook
1660 E. Winding Way,
Friendswood, Texas 77546

Telephone: 281.947.8675

Email: JCook@lpidev.net

Website: <https://www.lpipropertymanagement.com/>

7. **Association's Dedicatory Instruments are Available to Members Online at:**

<https://www.lpipropertymanagement.com/>

8. **Fees Related to Property Transfer:**

Transfer Fee:	\$200.00
Resale Certificate:	\$375.00
Additional Rush Fee:	\$100.00

Resale Certificate Update:	\$75.00
Statement of Account:	\$200.00

Refinance Fee:

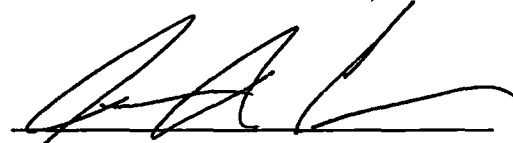
\$150.00

9. **Optional Information:**

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.


Executed this the 25th day of February, 2025.

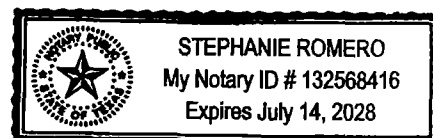
**PEBBLE BROOK
CONDOMINIUMS ASSOCIATION, INC.**
By: Managing Agent for Pebble Brook
Condominiums Association, Inc.


Jordan Cook
Property Manager

THE STATE OF TEXAS §
 §
COUNTY OF Galveston §

This instrument was acknowledged before me on this the 25th day of February, 2025, by Jordan Cook, Property Manager for Pebble Brook Condominiums Association Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in the capacity therein expressed.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



RP-2025-126880

RP-2025-126880
Pages 4
04/07/2025 03:29 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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-2025-126880