

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

COWARD CREEK HOMEOWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

The undersigned, being the President of **Coward Creek Homeowners Association** (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 amends and supersedes any prior Management Certificate filed by the Association.

1. Name of Association:

The name of the Association is **Coward Creek Homeowners Association.**

2. Name of Subdivision(s):

The name of the Subdivisions is:

Coward Creek

3. Recording Data for the Subdivision(s):

The recording data for the subdivision(s) is as follows:

Coward Creek, a subdivision of record in Galveston County, Texas, according to the map or plat thereof, with Coward Creek recorded in Volume 2966 Page 559, of the Galveston County Map Records of Galveston County Texas.

4. Recording Data for the Declaration(s):

Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Coward Creek Subdivision, Sections 1A, 2, 3, 4 and 5 filed of record at **Galveston County Clerk's File No. 2007023396.**

5. **Association Information:**

The contact information for the association is as follows:

Coward Creek Homeowners Association

c/o June Everett

P.O. Box 340

Friendswood, TX 77546

281-996-1332

6. **Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

Coward Creek Homeowners Association

c/o June Everett

210 Pine Willow Ct.

Friendswood, TX 77546

281-996-1332

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

Transfer Fee:

\$ 10.00

Resale Cert Fee:

\$ 200.00

8. **Association Website:**

www.cowardcreekhoa.org

9. **Other Optional Information:**

Executed this the 28th day of October, 2023.

COWARD CREEK HOMEOWNERS ASSOCIATION

By: _____

June Everett, Board President

Coward Creek Homeowners Association

June G. Everett

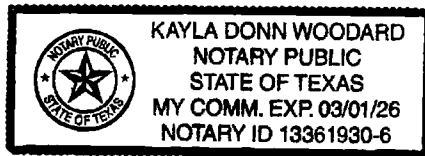
Print Name (Agent)

THE STATE OF TEXAS

COUNTY OF Galveston

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BEFORE ME, the undersigned notary public, on this the 28th day of October, 2023, personally appeared June Everett, Board President of **COWARD CREEK HOMEOWNERS ASSOCIATION**, known to me to be the person whose name is subscribed to the foregoing instrument, and **acknowledged** to me that he/she executed the same for the purpose and in the capacity therein expressed.





NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

FILED AND RECORDED

Instrument Number: 2023053613

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 11/13/2023 12:43PM

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 the first and last names being more prominent.

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.*