

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
VILLAS OF GCP COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

VILLAS OF GCP COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Villas of GCP;
- (2) the name of the Association is Villas of GCP Community Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Galveston County, Texas, as follows:
 - (a) Grand Central Park, Section 4, under Cabinet Z, Sheets 3916-3919;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Galveston County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions under Clerk's File No. 2016106321;
- (5) the name and mailing address of the Association is:
 - (a) Villas of GCP Community Association, Inc. c/o LEAD Association Management, Inc. 13231 Champion Forest Drive., Suite 112, Houston, Texas 77069;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - (a) LEAD Association Management, Inc. 13231 Champion Forest Drive., Suite 112, Houston, Texas 77069;
 - (b) (281) 857-6027
 - (c) info@lead-inc.com
- (7) The Association's website address is:

www.grandcentralparkra.org

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Transfer Fee - \$175.00;
- (b) Resale Certificate Fee - \$375.00;
- (c) Updated Resale Certificate - \$75.00;
- (d) Refinance Fee - \$100.00;
- (e) Capitalization Fee - \$1,350.00 + \$1,072.50 Capitalization Fee Paid to Grand Central Park RAI;

(9) 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 or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 30th DAY OF August, 2021.

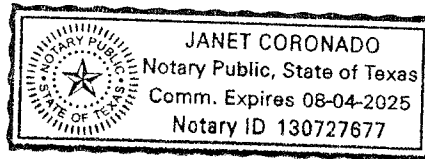
By: Shalisa Abonyi, on behalf of
LEAD Association Management, Inc., Managing Agent for
Villas of GCP Community Association, Inc.

Shalisa Abonyi
Print Name

STATE OF TEXAS

§
§
§

COUNTY OF GALVESTON



BEFORE ME, the undersigned authority, on this day personally appeared Shalisa Abonyi, Agent, of LEAD Association Management, Inc., Managing Agent for Villas of GCP Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 30 day of August, 2021.

Janet Coronado
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

FILED AND RECORDED

Instrument Number: 2021063590

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 08/31/2021 9:27AM

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 cursive script that reads "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*