

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

FAIRWAY POINTE COMMUNITY ASSOCIATION INC

STATE OF TEXAS §

§

COUNTY OF GALVESTON §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Fairway Pointe Community Association Inc, a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Galveston County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as Fairway Pointe are as follows:

Subdivision Name
South Shore Harbour section 15
South Shore Harbour section 16
South Shore Harbour section 17

2. Name of the association.

Fairway Pointe Community Association Inc

3. Recording data for the subdivision.

The recording data in the Plat Records of Galveston County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Amending Plat of South Shore Harbour Section Fifteen	10/20/1994	9445842
South Shore Harbour Section Sixteen	06/04/1999	9621170
Partial Replat of South Shore Harbour Section Sixteen	12/18/1997	9747684
Partial Amending Plat South Shore Harbour Section Sixteen	06/04/1999	9927642
South Shore Harbour Section Seventeen	08/04/1997	9729107

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Galveston County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Declaration of Covenants, Conditions, Restrictions and Easements for Fairway Pointe Community Association, Inc.	01/31/1995	9503997

5. Name and mailing address for the association.

Fairway Pointe Community Association Inc
c/o C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

Telephone: 713-981-9000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee – Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires

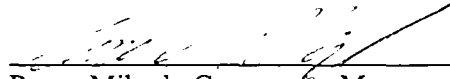
9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

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 on this 29 day of December, 2023.

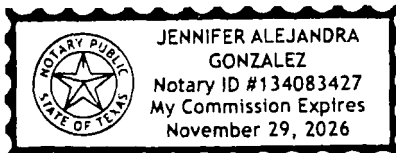
Fairway Pointe Community Association Inc
By: C.I.A. Services, Inc., Managing Agent

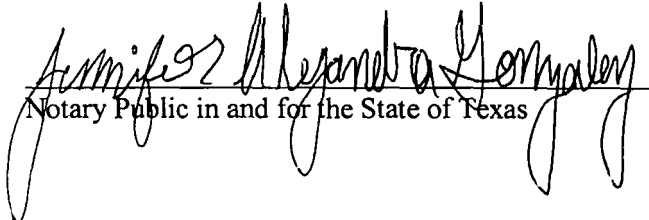


Renea Miksch, Community Manager

STATE OF TEXAS §
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COUNTY OF GALVESTON §

BEFORE ME, the undersigned notary public, on this 29 day of December, 2023 personally appeared Renea Miksch, Community Manager for C.I.A. Services, Inc., Managing Agent for Fairway Pointe Community 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.





Notary Public in and for the State of Texas

After recording, please return to:
C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178

FILED AND RECORDED

Instrument Number: 2024000513

Recording Fee: 33.00

Number Of Pages: 4

Filing and Recording Date: 01/03/2024 4:16PM

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 large, sweeping "S" at the end.

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.*