



**MANAGEMENT CERTIFICATE
OF
SEABOURNE LANDING COMMUNITY, ASSOCIATION, INC.**

The undersigned, being the Managing Agent for Seabourne Landing Community, Association, Inc., a non-profit organization (the "Association"), and in accordance with section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of Subdivision: Seabourne Landing
2. The name of the Association: Seabourne Landing Community, Association, Inc.
3. The recording data for the subdivision: That certain real property in Ft Bend County, Texas, as described on **Exhibit "A"** to that certain Declaration of Covenants, Conditions and Restrictions for Seabourne Landing Community, Association, Inc., recorded under Document No. 2019098988 Official Public Records of Ft Bend County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Seabourne Landing Community, Association, Inc., c/o ACMI, 12603 Louetta Rd. Suite 101, Cypress, Texas 77429.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name of Designated Representative:	Bert Williams, President ACMI
Management Company:	Williams ACMI Ventures, LP (dba ACMI)
Mailing Address:	12603 Louetta Rd. Suite 101, Cypress TX 77429
Telephone Number:	281-251-2292
Email Address:	info@acmimgmt.com

7. Website to access the Association's dedicatory instruments: www.acmimgmt.com.
8. Amount and description of fees related to property transfer in subdivision: The Association fees are in the following amounts:

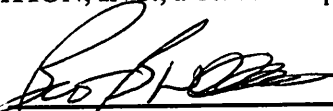
Working Capital Assessment - **100% of the annual assessment**
Transfer Fee - **\$250.00**
Resale Certificate Fee - **\$275.00**
Refinance Fee - **\$150.00**
Quote Fee- **\$13.00** each

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

{SIGNATURE PAGE FOLLOWS}

EXECUTED to be effective on the date this instrument is Recorded.

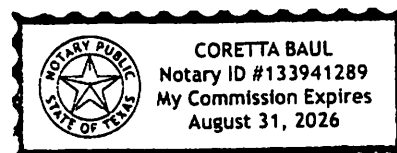
**SEABOURNE LANDING COMMUNITY,
ASSOCIATION, INC.,** a Texas non-profit corporation

Signature: 
By: Bert Williams, President
ACMI

STATE OF TEXAS §
 §
COUNTY OF FT BEND §

This instrument was acknowledged before me this 15th of July 2024 by Bert Williams of
Seabourne Landing Community, Association, Inc., a Texas non-profit corporation, on behalf of
said non-profit corporation.


Notary Public Signature



AFTER RECORDING RETURN TO:
ACMI
12603 Louetta Rd. Suite 101
Cypress, TX 77429

SEABOURNE LANDING COMMUNITY, ASSOCIATION, INC. MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Seabourne Landing, recorded as Document No. 2019098988, Official Public Records for Ft. Bend County, Texas.
2. Instrument to Record Dedicatory Instruments, recorded as Document No. 2019106126, Official Public Records for Ft. Bend County, Texas.
3. Certificate of Corporate Resolution of Collection/Payment Plan Policy for Seabourne Landing, recorded as Document No. 2019106130, Official Public Records for Ft. Bend County, Texas
4. Copies of items listed above plus additional documents are available on the ACMI website at www.acmimgmt.com.

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

August 07, 2024 04:22:06 PM

FEE: \$23.00

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