

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MANAGEMENT CERTIFICATE OF

GREENRIDGE PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Pursuant to Tex. Prop. Code chs. 202 and 209, including Tex. Prop. Code sec. 209.004(a-1), the undersigned officer of Greenridge Property Owners Association, Inc., the property owners' association for Greenridge, a residential subdivision in Galveston County, Texas, (the "Subdivision") submits this Management Certificate of Greenridge Property Owners Association, Inc.

1. The name of the Subdivision is Greenridge.
2. The name of the association for the Subdivision is Greenridge Property Owners Association, Inc. ("Association").
3. The plats for the Subdivision are recorded in the Map Records of Galveston County, Texas, as follows:

Final Plat of Greenridge Subdivision, recorded at Volume 18 Page 776, File Number 9832836, Map Records of Galveston County, Texas; and

Replat of Reserve 'A', Greenridge Subdivision, recorded at Volume 18 Page 1295, File Number 2002013557, Map Records of Galveston County, Texas.

4. The Declaration of Covenants, Conditions and Restrictions for Greenridge is recorded in the Official Public Records of Galveston County, Texas at File Number 9857394 as amended by that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions for Greenridge recorded in the Official Public Records of Galveston County, Texas at File Number 2001049439 and that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions for Greenridge recorded in the Official Public Records of Galveston County, Texas at File Number 200214690.

5. The contact information of the Association, and that of the person managing the Association, is c/o LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217, attn: Jordan Cook; jcook@lpidev.net; (281) 947-8675, lpipropertymanagement.com. The current transfer fee for the transfer of any Lot in the Association is \$200.00 . Resale documents are as follows: \$375.00 - Resale Certificate; \$75.00 - Statement of Account. A rush order for the forgoing may be subject to an additional fee.

6. The Articles of Incorporation of Greenridge Property Owners Association, Inc. is attached to that certain Instrument to Record Dedicatory Instruments recorded in the Official Public Records of Galveston County, Texas at File Number 9965024 and re-recorded and attached to that certain Instrument to Record Dedicatory Instruments recorded in the Official Public Records of Galveston County, Texas at File Number 2002028805.

7. The Bylaws of Greenridge Property Owners Association, Inc. are attached to that certain Instrument to Record Dedicatory Instruments recorded in the Official Public Records of Galveston County, Texas at File Number 2002028805.

8. A true and correct copy of the Architectural Control Guidelines are attached to that certain Management Certificate recorded in the Official Public Records of Galveston County, Texas at File No. 2019001674. True and correct copies of the Home Business Policy and Rental and Lease Policy are attached to that certain Management Certificate recorded in the Official Public Records of Galveston County, Texas at File No. 2019001674.

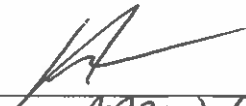
9. The Alternative Payment Schedule Policy, Document Retention Policy, Document Production and Copying Policy and Collection Referral Policy are attached to that certain Management Certificate dated July 26, 2018 and recorded in the Official Public Records of Galveston County, Texas, at File Number 2018049148. The current Delinquency Collection Policy is attached hereto and all prior versions are hereby revoked.

10. That certain Alternative Payment Schedule Policy and Delinquency Collection Policy attached to that certain Management Certificate recorded in the Official Public Records of Galveston County, Texas at File No. 2018049148 are hereby revoked.

11. True and correct copies of the current Delinquency Collection Policy, Alternative Payment Schedule Policy, Collection Referral Policy, Rental and Lease Policy, Architectural Review Authority and Appeals Policy, Bid Solicitation Policy, and Deed Restriction Violation Dispute Policy are attached hereto. Any and all other policies of the same name as those being recorded herein are hereby revoked.

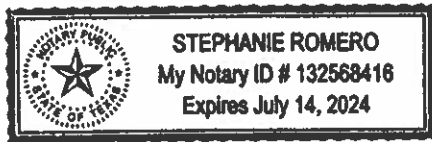
Signed this 11th day of November, 2021.


GREENRIDGE PROPERTY OWNERS
ASSOCIATION, INC.

By: 
Name: ARON OSBURN
Title: PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on the 11th day of November, 2021
by Aaron Osburn, president of Greenridge Property
Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public in and for the State of Texas