

**MANAGEMENT CERTIFICATE FOR  
SEAFARER TOWNHOUSE OWNER'S ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

The undersigned, being the Managing Agent of Seafarer Townhouse Owner's Association, Inc., 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:

1. Name of the Subdivision: The name of the subdivision is SEAFARER.
2. Name of the Association: The name of the association is SEAFARER TOWNHOUSE OWNER'S ASSOCIATION, INC.
3. Recording Data for the Subdivision: The subdivision is recorded as follows:
  - a. A portion of unrestricted Reserve "H", Clear Lake City, Section Three, in Harris County, Texas, described in plat recorded in Volume 106, Page 1 of the Map Records of Harris County, Texas.
4. Recording Data for the Declarations and Amendments thereto:
  - a. Declaration of Covenants, Conditions and Restrictions for Seafarer Townhouse Owner's Association, Inc., filed for record under Harris County Clerk's File No. H438805 and Clerk's Film Code No. 013-00-0220, in the Real Property Records of Harris County, Texas;
  - b. Amendment to Declaration of Covenants, Conditions and Restrictions for Seafarer Townhouse Owner's Association, Inc., filed for record under Harris County Clerk's File No. 00146475 and Clerk's Film Code No. 014-89-1483, in the Real Property Records of Harris County, Texas;
  - c. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Seafarer Townhouse Owner's Association, Inc., filed for record under Harris County Clerk's File No. H474062 and Clerk's Film Code No. 016-84-1683, in the Real Property Records of Harris County, Texas;
  - d. Third Amendment to Declaration of Covenants, Conditions and Restrictions for Seafarer Townhouse Owner's Association, Inc., filed for record under Harris County Clerk's File No. H521351, in the Real Property Records of Harris County, Texas.


11156-7707-11

5. Name and Mailing Address of the Association: The mailing address for Seafarer Townhouse Owner's Association, Inc. is c/o Community Management Solutions, Inc. 2615 Bay Area Boulevard, Houston, Texas 77058.
6. Managing Agent or Representative of Association: The mailing address of the Managing Agent for Seafarer Townhouse Owner's Association, Inc. is Community Management Solutions, Inc. 2615 Bay Area Boulevard, Houston, Texas 77058. The phone number is 281-480-2563. The email address of the person managing the association is mturner@cmsisolutions.com.
7. Website Address for Association: www.seafarertownhomes.com
8. Amount and Description of Fees:
- a. Resale Certificate: \$225.00
  - b. Rush Resale Certificate: \$265.00
  - c. Updated Resale Certificate: \$75.00
  - d. Transfer Fee: \$200.00
  - e. Refinance Fee: \$75.00

EXECUTED ON THIS 18 day of February, 2022.

**SEAFARER TOWNHOUSE OWNER'S  
ASSOCIATION, INC.**

By: Community Management Solutions, Inc.  
Managing Agent

  
Melissa Turner

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THE STATE OF TEXAS

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§

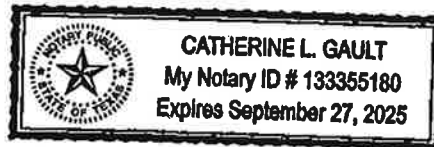
COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this day personally appeared Melissa Turner of Community Management Solutions, Inc., Managing Agent for Seafarer Townhouse Owner's 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.

February SUBSCRIBED AND SWORN TO BEFORE ME on this 18<sup>th</sup> day of  
, 2022 to certify which witness my hand and seal of office.

  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After Recording Return To:  
Gregg & Gregg, P.C.  
16055 Space Center Blvd., Suite 150  
Houston, Texas 77062



11106-7707-111

RP-2022-93117

# Pages 4

02/21/2022 11:43 AM

e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

11100-7707-11