

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Galveston      §

1. Name of Subdivision: Claremont Park
  2. Subdivision Location: Galveston County
  3. Name of Homeowners Association: Claremont Homeowners Association, Inc.
  4. Recording Data for Association: Claremont Plat is filed in County Clerk's file No. 8934573, Volume 16, Page 910 with Galveston County. Claremont Plat is filed in County Clerk's file No. 9718752, Volume 18, Page 691 with Galveston County. Claremont Plat is filed in County Clerk's file No. 9846428, Volume 18, Page 799 with Galveston County. Claremont Plat is filed in County Clerk's file No. 9964296, Volume 18, Page 959 with Galveston County. Claremont Plat is filed in County Clerk's file No. 2000037228, Volume 18, Page 1050 with Galveston County.
  5. Recording Data for Declaration: Original Declaration is filed under Document No. 9803944, Second (2<sup>ND</sup>) Supplemental Declaration is filed under Document No. 9830833, Third (3<sup>RD</sup>) Supplemental Declaration is filed under Document No. 9863438, Forth (4<sup>TH</sup>) Supplemental Declaration is filed under Document No. 9941503, Fifth (5<sup>TH</sup>) Supplemental Declaration is filed under Document No. 8000018483, Sixth (6<sup>TH</sup>) Supplemental Declaration is filed under Document No. 2000062764.
- First Amendment to the DCCR's are recorded under Document No. 2024027381**

The below are filed under Document No. 2015002762:  
Articles of Inc, Bylaws, Resolution regarding Signage on Common Property, Resolution Adopting Unanimous Written Consent of Directors in Lieu of Special Meetings, Ethical Conduct and Conflict of Interest Statement for team members of the Claremont Committees, and General Rules for all Committees.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The below are filed under Document No. 2015031156:

Collection Policy, Violation Policy, Records Retention Policy, Records Inspection Policy, Payment Plan Policy, Email Registration Policy, Membership Voting Policy, Guidelines for Drought Resistant Landscaping and Natural Turf, Conflict of Interest Policy, Guidelines for Flag Display, Religious Items Display Guidelines, Solar Energy Device Guidelines, Roofing Material Guidelines, Rainwater Collection Guidelines, and Application of Payments Policy.

Resolution for Basketball Goals and Hoops are filed under Document No. 2016066605

HOA Common Area Use Agreement is filed under Document No. 2017020629

Claremont Pool Rules and Guidelines are filed under Document No. 2019021249

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25<sup>th</sup> day of June, 2024

Claremont Homeowners Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management) Managing Agent

State of Texas §

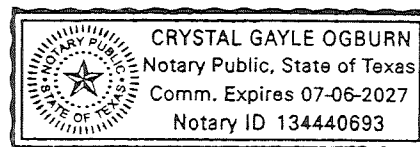
County of Bexar §

This instrument was acknowledged and signed before me on 25<sup>th</sup>  
June, 2024 by Shelby Welch, representative of Spectrum

Association Management, the Managing Agent of Claremont Homeowners Association, Inc., on behalf of said Association.

[Signature]  
Notary Public, State of Texas

After Recording Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232



## FILED AND RECORDED

Instrument Number: 2024028776

Recording Fee: 33.00

Number Of Pages: 4

Filing and Recording Date: 06/26/2024 10:11AM

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 the first and last names being more prominent.

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.*