

**MANAGEMENT CERTIFICATE FOR  
TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION**

THE STATE OF TEXAS                   §  
                                                  §  
COUNTY OF GALVESTON           §

The undersigned, being the Agent of Terramar Beach Community Improvement 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 which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Terramar Beach, Terramar Beach Marina, and Terramar Cove.
2. Name of Association: The name of the Association is Terramara Beach Community Improvement Association, Inc.
3. Recording Data for the Subdivision:
  - a. Terramar Beach Section One in Galveston County, Texas, according to the map and plat records at Book 1, Page 23.
  - b. Terramar Beach Section Two in Galveston County, Texas, according to the map and plat records at Book 9, Page 26; Ref. No. 385461.
  - c. Terramar Beach Section Three in Galveston County, Texas, according to the map and plat records at Book 9, Page 28; Ref. No. 385462.
  - d. Terramar Beach Section Four in Galveston County, Texas, according to the map and plat records at Book 9, Page 36; Ref. No. 6805420.
  - e. Terramar Beach Section Five in Galveston County, Texas, according to the map and plat records at Book 9, Page 37; Ref. No. 6805421.
  - f. Terramar Beach Section Six in Galveston County, Texas, according to the map and plat records at Book 9, Page 41; Ref. No. 6921417.
  - g. Terramar Beach Section Seven in Galveston County, Texas, according to the map and plat records at Book 9, Page 42; Ref. No. 6921418.

- h. Terramar Beach Marina in Galveston County, Texas, according to the map and plat records at Book 15, Page 82; Ref. No. 7734054.
- i. Terramar Cove in Galveston County, Texas, according to the map and plat records at Clerk's File No. 2008004367.

4. Recording Data for the Declaration:

- a. Restrictions, Covenants, and Conditions of Terramar Beach Section One, recorded under Galveston County Clerk's File No. 6411467.
- b. Amendment to the Restrictions of Terramar Beach Section One, recorded under Galveston County Clerk's File No. 6604248.
- c. Reservations and Restrictions of Terramar Beach Section Two, recorded under Galveston County Clerk's File No. 6602479.
- d. Reservations and Restrictions of Terramar Beach Section Three, recorded under Galveston County Clerk's File No. 6602478.
- e. Reservations and Restrictions of Terramar Beach Section 4, recorded under Galveston County Clerk's File No. 6804980.
- f. Reservations and Restrictions of Terramar Beach Section 5, recorded under Galveston County Clerk's File No. 6804979.
- g. Reservations and Restrictions of Terramar Beach Section 6, recorded under Galveston County Clerk's File No. 6920969.
- h. Reservations and Restrictions of Terramar Beach Section 7, recorded under Galveston County Clerk's File No. 6920968.
- i. Amendment to the Reservations and Restrictions of Terramar Beach Sections 2, 4, 5, and 7, recorded under Galveston County Clerk's File No. 7607770.
- j. Restrictive Covenants for Terramar Beach Marina, recorded under Galveston County Clerk's File No. 7737786.
- k. Supplement to Restrictive Covenants for Terramar Beach Marina, recorded under Galveston County Clerk's File No. 7813090.
- l. Amendment to Restrictive Covenants for Terramar Beach Marina, recorded under Galveston County Clerk's File No. 7822313.

- m. First Amendment of the Reservations and Restrictions for Terramar Beach Section 4, recorded under Galveston County Clerk's File No. 8443425.
  - n. First Amendment of the Reservations and Restrictions for Terramar Beach Section 5, recorded under Galveston County Clerk's File No. 8443424.
  - o. First Amendment of the Reservations and Restrictions for Terramar Beach Section 7, recorded under Galveston County Clerk's File No. 8443426.
  - p. Resolution of Terramar Beach Association, Section One, recorded under Galveston County Clerk's File No. 8450414.
  - q. Resolution of Terramar Beach Association, Section 2, recorded under Galveston County Clerk's File No. 8450415.
  - r. Resolution of Terramar Beach Association, Section 3, recorded under Galveston County Clerk's File No. 8450416.
  - s. Ratification and Agreement Concerning Reservations and Restrictions of Terramar Beach Section 6, recorded under Galveston County Clerk's File Nos. 9125782 and 9125783.
  - t. Restrictive Covenants and Declarations for Terramar Cove, recorded under Galveston County Clerk's File No. 2017019219.
  - u. Resolution of Terramar Beach Community Improvement Association, recorded under Galveston County Clerk's File No. 2018021806.
5. Association Information: The contact information and website for the association is as follows:

Terramar Veach Community Improvement Association, Inc.,  
c/o Athena Management Services, LLC  
18 Augusta Pines Dr., Suite 210-c  
Spring, Texas 77389  
Website: [www.terramarbeach.com](http://www.terramarbeach.com)  
Telephone: 346.328.2775

6. Designated Representative Information:

Athena Management Services, LLC  
18 Augusta Pines Dr., Suite 210-c  
Spring, Texas 77389  
<https://www.athenamgmt.com/home/>

Email: [info@Athenamgmt.com](mailto:info@Athenamgmt.com)  
Telephone: 346.328.2775

7. Fees Related to Property Transfer:

Transfer Fees:                      \$175.00 to the Association  
                                             \$175.00 to Athena Management

8. Optional Information: None.

Executed this the 12 day of November, 2025.

**TERRAMAR BEACH COMMUNITY  
IMPROVEMENT ASSOCIATION**

By: 

Name: Stacy Everett

Position: Community Manager

[Notary Block Follows]

THE STATE OF TEXAS

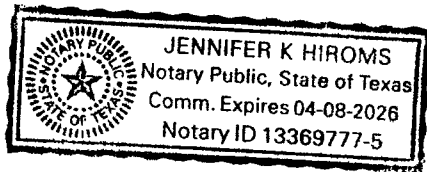
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COUNTY OF HARRIS

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This instrument was acknowledged before me on this the 12<sup>th</sup> day of November, 2025, by Stacy Everett, representative for Terramar Beach Community Improvement Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in the capacity therein expressed.



Jennifer K Hiroms  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# FILED AND RECORDED

Instrument Number: 2025056681

Recording Fee: 41.00

Number of Pages: 6

Filing and Recording Date: 12/4/2025 10:31:34 AM

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 flourish at the end.

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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.*