

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

THE STATE OF TEXAS           §  
COUNTY OF GALVESTON       §

The undersigned, being an Agent of TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION (hereinafter the "Association"), 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(s):**

The name(s) of the Subdivision is:

- Terramar Beach
- Terramar Beach Marina
- Terramar Cove

**2.     Name of Association:**

The name of the Association is:

Terramar Beach Community Improvement Association

**3.     Recording Data for the Subdivision(s):**

The recording data for the subdivision is recorded with Map and Plat Records of Galveston County, Texas, along with any supplements, amendments and replats, if any, as follows:

- *Terramar Beach Section One* - Book 9, Page 23
- *Terramar Beach Section Two* - Book 9, Page 26; Ref. No. 385461.
- *Terramar Beach Section Three* - Book 9, Page 28; Ref. No. 385462.
- *Terramar Beach Section Four* - Book 9, Page 36; Clerk's File No. 6805420.
- *Terramar Beach Section Five* - Book 9, Page 37; Clerk's File No. 6805421.
- *Terramar Beach Section Six* - Book 9, Page 41; Clerk's File No. 6921417.
- *Terramar Beach Section Seven* - Book 9, Page 42; Clerk's File No. 6921418.
- *Terramar Beach Marina* - Book 15, Page 82; Clerk's File No. 7734054.
- *Terramar Cove* - Clerk's File No. 2008004367

**4.     Recording Data for the Declaration(s):**

The recording data for the declarations is recorded in the Real Property Records of the Galveston County Clerk along with any supplements, amendments and replats, if any, as follows:

- *Restrictions, Covenants, and Conditions of Terramar Beach Section One*, recorded under Galveston County Clerk's File No. 6411467.
- *Amendment to the Restrictions of Terramar Beach Section One*, recorded under Galveston County Clerk's File No. 6604248.

- *Reservations and Restrictions of Terramar Beach Section Three*, recorded under Galveston County Clerk's File No. 6602478.
- *Reservations and Restrictions of Terramar Beach Section Two*, recorded under Galveston County Clerk's File No. 6602479.
- *Reservations and Restrictions of Terramar Beach Section 5*, recorded under Galveston County Clerk's File No. 6804979.
- *Reservations and Restrictions of Terramar Beach Section 4*, recorded under Galveston County Clerk's File No. 6804980.
- *Reservations and Restrictions of Terramar Beach Section 7*, recorded under Galveston County Clerk's File No. 6920968.
- *Reservations and Restrictions of Terramar Beach Section 6*, recorded under Galveston County Clerk's File No. 6920969.
- *Amendment to the Reservations and Restrictions of Terramar Beach Sections 2, 4, 5, and 7*, recorded under Galveston County Clerk's File No. 7607770.
- *Restrictive Covenants for Terramar Beach Marina*, recorded under Galveston County Clerk's File No. 7737786.
- *Supplement to Restrictive Covenants for Terramar Beach Marina*, recorded under Galveston County Clerk's File No. 7813090.
- *Amendment to Restrictive Covenants for Terramar Beach Marina*, recorded under Galveston County Clerk's File No. 7822313.
- *First Amendment of the Reservations and Restrictions for Terramar Beach Section 5*, recorded under Galveston County Clerk's File No. 8443424.
- *First Amendment of the Reservations and Restrictions for Terramar Beach Section 4*, recorded under Galveston County Clerk's File No. 8443425.
- *First Amendment of the Reservations and Restrictions for Terramar Beach Section 7*, recorded under Galveston County Clerk's File No. 8443426.
- *Resolution of Terramar Beach Association, Section One*, recorded under Galveston County Clerk's File No. 8450414.
- *Resolution of Terramar Beach Association, Section 2*, recorded under Galveston County Clerk's File No. 8450415.
- *Resolution of Terramar Beach Association, Section 3*, recorded under Galveston County Clerk's File No. 8450416.
- *Ratification and Agreement Concerning Reservations and Restrictions of Terramar Beach Section 6*, recorded under Galveston County Clerk's File Nos. 9125782 and 9125783.
- *Restrictive Covenants and Declarations for Terramar Cove*, recorded under Galveston County Clerk's File No. 2017019219.
- *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 Beach Community Improvement Association  
c/o King Property Management  
720 N. Post Oak Road, Suite 300  
Houston, Texas 77024  
Website: [www.terramarbeach.com](http://www.terramarbeach.com)

6. **Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

King Property Management  
720 N. Post Oak Road, Suite 300  
Houston, Texas 77024  
[www.kpmtx.com](http://www.kpmtx.com)  
Phone: 713-956-1995  
Email: [kpmm@kpm.tx.com](mailto:kpmm@kpm.tx.com)

7. **Fees Related to Property Transfer:**

Resale Certificate: \$200.00  
Transfer Fee: \$200.00  
Capitalization Fee: Up to 100% of the Annual Assessment

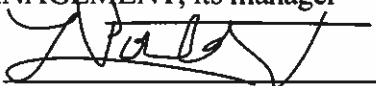
8. **Optional Information:**

None

Executed this the 13 day of February, 2023.

**TERRAMAR BEACH COMMUNITY  
IMPROVEMENT ASSOCIATION**

By: LiLep, LLC, a Texas limited liability  
company, d/b/a KING PROPERTY  
MANAGEMENT, its manager

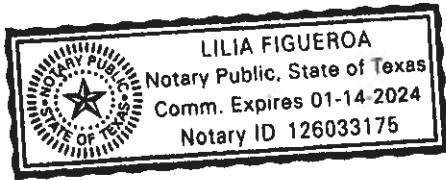
By:  \_\_\_\_\_

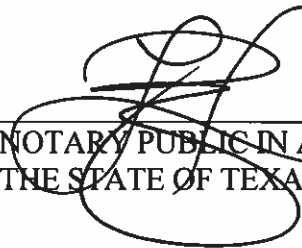
Position: Managing Agent

THE STATE OF TEXAS  
COUNTY OF GALVESTON

§  
§  
§

This instrument was **acknowledged** before me on this the 13 day of February 2023, by Lisa Porter, of LiLep, LLC, a Texas limited liability company, d/b/a/ KING PROPERTY MANAGEMENT as Agent and representative of the Terramar Beach Community Improvement Association, a Texas non-profit corporation, on behalf of said association.



  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

*Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004, and may not contain all of the recorded dedicatory instruments for the Association.*