

**MANAGEMENT CERTIFICATE
OF**

Beacon Point Community Association, Inc.

The undersigned, being an officer of Beacon Point Community Association, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Beacon Point
2. The name of the Association: Beacon Point Community Association, Inc.
3. The recording data for the subdivision: All that certain real property situated in Galveston County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Beacon Point, recorded under Document No. 2025001590, Official Public Records of Galveston County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Beacon Point Community Association, Inc., c/o Alamo Management Company, Attn: Mark Edwards, 2611 North Loop 1604 West, Suite 100, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Beacon Point Community Association, Inc. c/o Alamo Management Company
Mailing Address:	2611 North Loop 1604 West, Suite 100 San Antonio, Texas 78258
Attn.:	Mark Edwards
Telephone Number:	(210) 485-4088
Email Address:	medwards@alamomg.com

7. Website to access the Association's dedicatory instruments:

 www.amghoa.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

 Working Capital Assessment - \$500.00
 Developer Transfer Fee - \$375.00
 Resale Transfer Fee - \$250.00
 Resale Certificate Fee - \$250.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

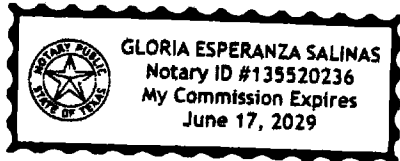
Beacon Point Community Association, Inc.,
a Texas nonprofit corporation

By: [Signature]
Name: Mark Edwards
Title: VP of Development

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 9th day of October, 2025, by Mark Edwards, as Managing Agent Representative of Alamo Association Management, LLC dba Alamo Management Group, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Mark Edwards
Vice President of Development
AMG – Association Management
2611 N. Loop 1604 W. Ste. 100
San Antonio, TX, 78258

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Beacon Point, recorded as Document No. 2025001590, Official Public Records of Galveston County, Texas.
2. Beacon Point Notice of Plat Recordation, recorded as Document No. 2024037299, Official Public Records of Galveston County, Texas.

FILED AND RECORDED

Instrument Number: 2025047947

Recording Fee: 33.00

Number Of Pages: 4

Filing and Recording Date: 10/9/2025 3:16:01PM

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 "S" at the end.

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.*