

**MANAGEMENT CERTIFICATE OF
THE WHARF AT CLEAR LAKE SLIP MAINTENANCE ASSOCIATION , INC.**

This Management Certificate, pursuant to Section 209.004 of the Texas Property Code, hereby supercedes and replaces any prior management certificates applicable to the property described below and all such prior management certificates are hereby revoked.

1. The name of the subdivision is: The Wharf at Clear Lake Slip Maintenance Association, Inc.

2. The name of the association is: The Wharf at Clear Lake Slip Maintenance Association, Inc., a Texas non-profit corporation.

3. The recording data for the subdivision is as follows:

The Wharf at Clear Lake Phase I, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 15 at Page 78 of the Map Records of Galveston County, Texas.

The Wharf at Clear Lake Phase II, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 16 at Page 168 of the Map Records of Galveston County, Texas.

The Wharf at Clear Lake Phase IIa, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 17 at Page 35 and 36 of the Map Records of Galveston County, Texas.

4. The recording data for the declaration and all amendments are as follows:

Declaration of Covenants, Conditions and Restrictions recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's file No. 155792.

Annexation Declaration of Covenants, Conditions and Restrictions for the Wharf at Clear Lake, Marina Area, Phase II recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's file No. 211669.

Declaration of Covenants, Conditions and Restrictions for a Portion of Phase IIa of the Wharf at Clear Lake (The Wharf at Clear Lake Live-Aboard Marina) recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's file No. 8225428.

CERTIFIED COPY CERTIFICATE

STATE OF TEXAS
COUNTY OF GALVESTON

The foregoing is a true and correct photographic copy of the original record now in my lawful custody and possession, as the same is recorded in the Official Public Records in my office and having Identification Number as stamped hereon.

I hereby certify on December 20, 2024



DWIGHT D. SULLIVAN, COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: Nicole Grimm DEPUTY
Nicole Grimm

Amendment to the Declaration of Covenants, Conditions and Restrictions The Wharf at Clear Lake (Marina Area) recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's file No. 8321230.

5. The name and mailing address of the Association is as follows:

The Wharf at Clear Lake Slip Maintenance Association, Inc.
c/o Kurt Lotero
PO BOX 1208
LEAGUE CITY, TX 77574

6. The name, mailing address, telephone number and e-mail address of the person managing the Association or the Association's designated representative is as follows:

The Wharf at Clear Lake Slip Maintenance Association, Inc.
c/o Kurt Lotero
759 Voyager Drive
Houston, Texas 77062
832-935-4759
kurtlotero1966@gmail.com

7. The website address of the Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is as follows:

www.townsq.io

8. The amount and description of any fees charged by the Association relating to a property transfer in the subdivision is as follows:

- New account setup fee establishing new owner's account in the association's records: \$45.00
- Resale certificate: \$375.00
- Resale certificate update: \$75.00
- Legacy Account Closure Fee: \$220.00
- Refinance Statement of Account: \$75.00
- Expedited Fee for Resale Certificate prior to 10 business day delivery obligation:
 1. \$175.00 for 1 day expedite
 2. \$125.00 for 3 day expedite

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9. Other information the association considers appropriate is as follows:

Articles of Incorporation of The Wharf at Clear Lake Slip Maintenance Association, Inc. filed with the Texas Secretary of State on May 31, 1978.

Plan of Merger recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's file No. 9020552.

Agreement Regarding Maintenance of Boardwalk between The Wharf at Clear Lake Slip Maintenance Association, Inc. & The Wharf at Clear Lake Maintenance Association, Inc. recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's file No. 2006040185.

By-laws of The Wharf at Clear Lake Slip Maintenance Association, Inc. recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's file No. 2002008889.

The Wharf at Clear Lake Slip Maintenance Association, Inc. Rules and Regulations recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's file No. 2022031702.

Notice of The Wharf at Clear Lake Slip Maintenance Association Marina Rules and Regulations recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's file No.2024006960.

The Wharf at Clear Lake Slip Maintenance Association Document Retention Policy recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's file No.2024019579.

The Wharf at Clear Lake Slip Maintenance Association, Inc. Payment Plan Policy recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's file No.2024019578.

The Wharf at Clear Lake Slip Maintenance Association, Inc. Records Production and Copying Policy recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's file No.2024019580.

The Wharf at Clear Lake Slip Maintenance Association, Inc. Fine Enforcement Policy and Certificate of Adoption recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's file No.2024025058.

[SIGNATURE AND NOTARY PAGE TO FOLLOW]

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I hereby certify on December 20, 2024



DWIGHT D. SULLIVAN, COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: Nicole Grimm DEPUTY
Nicole Grimm

EXECUTED this 8th day of November, 2024.

THE WHARF AT CLEAR LAKE SLIP MAINTENANCE
ASSOCIATION, INC.

By: [Signature]
Signature of Officer of the Association

Kurt Lotero
Printed Name of Officer of the Association

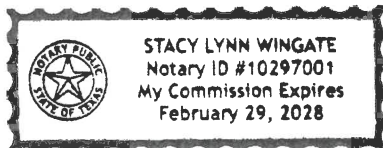
President
Title of Officer of the Association

THE STATE OF TEXAS

COUNTY OF GALVESTON

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This instrument was acknowledged before me on the 8th day of November, 2024,
by Kurt Lotero, President of THE WHARF AT CLEAR LAKE SLIP
MAINTENANCE ASSOCIATION, INC., a Texas non-profit corporation, on behalf of the
corporation.



[Signature]
Notary Public in and for the
State of Texas

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DWIGHT D. SULLIVAN, COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: Nicole Grimm DEPUTY
Nicole Grimm

FILED AND RECORDED

Instrument Number: 2024050924

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 11/08/2024 12:42PM

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.



Dwight D. Sullivan
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.*

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DWIGHT D. SULLIVAN, COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: *Nicole Grimm* DEPUTY
Nicole Grimm