

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Samara Community Association, a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions Samara Community Association	Galveston County Clerk's File No. 2023009923	File No. 2023009909 (Section 1) and File No. 2023009917 (Section 2), Real Property Records of Galveston County, Texas; and as stated in said Declaration
Restated and Amended Declaration of Covenants, Conditions and Restrictions Samara Community Association	Galveston County Clerk's File No. 2025012949	As stated in said Declarations
Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment)	Galveston County Clerk's File No. 2023039462	As stated in said Declaration
Second Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment)	Galveston County Clerk's File No. 2023047654	As stated in said Declaration
Supplemental and Amended Declaration of Covenants, Conditions and Restrictions (Amendment)	Galveston County Clerk's File No. 2023048608	As stated in said Declaration
Fourth Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment)	Galveston County Clerk's File No. 2024028888	As stated in said Declaration
Fifth Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment)	Galveston County Clerk's File No. 2024055027	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Samara Section Three	Galveston County Clerk's File No. 2023019663	File No. 2023019662, Real Property Records of Galveston County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Samara Section Four	Galveston County Clerk's File No. 2023019667	File No. 2023019666, Real Property Records of Galveston County, Texas; and as stated in said Supplementary Declaration

Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Samara Section Five	Galveston County Clerk's File No. 2023038383	File No. 2023038328, Real Property Records of Galveston County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Samara Recreation Center and Ervin Street Dedication Phase 2	Galveston County Clerk's File No. 2023043379	File No. 2023043378, Real Property Records of Galveston County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions, and Restrictions Annexation of Samara Section Six	Galveston County Clerk's File No. 2023049674	File No. 2023049672, Real Property Records of Galveston County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Samara Section Seven	Galveston County Clerk's File No. 2024036519	File No. 202403651, Real Property Records of Galveston County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Samara Section Eight	Galveston County Clerk's File No. 2023055915	File No. 2023055914, Real Property Records of Galveston County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions, and Restrictions Fence Locations of Samara Section One	Galveston County Clerk's File No. 2023050351	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions, and Restrictions Fence Locations of Samara Section Two	Galveston County Clerk's File No. 2023050352	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions, and Restrictions Fence Locations of Samara Section Five	Galveston County Clerk's File No. 2023058810	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions, and Restrictions Fence Locations of Samara Section Six	Galveston County Clerk's File No. 2024000843	As stated in said Declaration
Replacement Supplementary Declaration of Covenants, Conditions, and Restrictions Fence Locations of Samara Section Six	Galveston County Clerk's File No. 2025002590	As stated in said Declaration

Supplementary Declaration of Covenants, Conditions, and Restrictions Fence Locations of Samara Section Seven	Galveston County Clerk's File No. 2024040181	As stated in said Declaration
Replacement Supplementary Declaration of Covenants, Conditions, and Restrictions Fence Locations of Samara Section Seven	Galveston County Clerk's File No. 2025002591	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions, and Restrictions Fence Locations of Samara Section Eight	Galveston County Clerk's File No. 2024017281	As stated in said Declaration
Replacement Supplementary Declaration of Covenants, Conditions, and Restrictions Fence Locations of Samara Section Eight	Galveston County Clerk's File No. 2025002592	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions, and Restrictions Annexation of Samara Landing Boulevard and Samara Way Phase 1	Galveston County Clerk's File No. 2024036520	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions, and Restrictions Annexation of Samara Ervin Street Phase 3	Galveston County Clerk's File No. 2024045831	File No. 2024045834, Real Property Records of Galveston County, Texas; and as stated in said Supplementary Declaration
Certificate of Formation and Bylaws	Galveston County Clerk's File No. 2023026719	As stated in said Declarations
Residential Improvement Guidelines for Homeowners	Galveston County Clerk's File No. 2023037014	As stated in said Declarations

Samara Updated Community Policies Manual (Collection/Payment Plan Policy; Records Production/Copying Policy; Document Retention Policy; Solar Energy Devices Policy; Shingles Criteria Policy; 209 (Violations) Hearing Policy; Flag Display Policy; Standby Electric Generator Policy; Rainwater Harvesting System Policy; Swimming Pool Enclosures Policy; Religious Display Policy; Security Measures Policy; Statutory Notice of Posting and Recordation of Association Governance Documents; Email Registration Policy; Meeting Media Policy; Advisory Committee Guidelines; Board Member Conduct Policy; Fining and Enforcement Policy)	Galveston County Clerk's File No. 2023048609	As stated in said Declarations
Notice of Foundation Fee Obligation	Galveston County Clerk's File No. 2023050350	As stated in said Declarations
Notice of Foundation Fee Obligation	Galveston County Clerk's File No. 2024000842	As stated in said Declarations
Amended and Restated Guidelines - Builder for New Residential Construction	Galveston County Clerk's File No. 2024022349	As stated in said Declarations
Amended and Restated Guidelines - Builder for New Residential Construction	Galveston County Clerk's File No. 2024044899	As stated in said Declarations
Enforcement Policy and Procedures for Violations of the Governing Documents	Galveston County Clerk's File No. 2025023677	As stated in said Declarations

Name and Mailing Address for Association

Samara Community Association
c/o KRJ Management, Inc.
1800 Augusta Drive, Suite 200
Houston, Texas 77057

Name and Mailing Address of Person Managing the Association or its Designated Representative

KRJ Management, Inc.
1800 Augusta Drive, Suite 200
Houston, Texas 77057

Telephone Number to contact the Association

(713) 600-4000

Email Address to contact the Association

smile@krjcares.com

Association Website

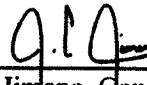
www.krjcares.com

Transfer of Title Fees

Transfer Fee:	\$350.00
Capitalization Fee:	50% of annual assessment
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee:	\$75.00
Refinance Fee:	\$177.00
Statement of Account Fee:	\$177.00
Foundation Fee:	.15% of home sale payable to Samara Community Foundation, Inc.

Executed on this the 29 day of May, 2025.

Samara Community Association, a Texas non-profit corporation, acting by and through its managing agent, KRJ Management, Inc.

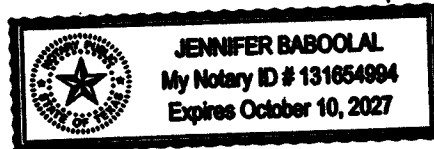


Julio Jimeno, Controller

STATE OF TEXAS

COUNTY OF HARRIS

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This instrument was acknowledged before me on the 29 day of MAY, 2025, by Julio Jimeno, Controller with KRJ Management, Inc., the managing agent for Samara Community Association, a Texas non-profit corporation, on behalf of said entity.



Notary Public, State of Texas

When recorded return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

FILED AND RECORDED

Instrument Number: 2025026582

Recording Fee: 41.00

Number Of Pages: 6

Filing and Recording Date: 06/09/2025 10:19AM

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.*