

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR SOUTH SHORE VILLAGE COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

The undersigned, being the manager of **SOUTH SHORE VILLAGE COMMUNITY ASSOCIATION, INC.** (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 the Subdivision.

The name of the Subdivision(s) are:

South Shore Village, Section One
South Shore Village, Section Two
South Shore Village Section Three, Phase I
South Shore Village Section Three, Phase II
South Shore Village, Section Four (unrestricted Reserve B)
South Shore Village, Section Five (unrestricted Reserve A)
South Shore Village, Section Six
South Shore Village, Section Seven
Harbour Park, Section Seven
Harbour Park, Section Eight

2. Name of the Association.

The name of the Association is **SOUTH SHORE VILLAGE COMMUNITY ASSOCIATION, INC.**

3. Recording Data for the Subdivision.

The recording data for the subdivision is described as follows:

Section 1 - Vol. 18, Page 318, File No. 9133431
Section 2 - Vol. 18, Page 336, File No. 9145545
Section 3 - Vol. 18, Page 361, File No. 9217071
Section 4 - Vol. 18, Page 400, File No. 9250209
Section 5 - Vol. 18, Page 482, File No. 9419326
Section 6 - Vol. 18, Page 668, File No. 9704191
Section 7 - Vol. 18, Page 751, File No. 9811772
Harbour Park, Sec. 7 - Vol. 18, Page 600, File No. 9605942
Harbour Park, Sec. 8 - Vol. 18, Page 639, File No. 9636368

4. Recording Data for the Declaration(s).

The recording data for the declarations is as follows:

- a. Declaration of Covenants, Conditions, Restrictions, and Easements for **South Shore Village** Community Association, Inc. dated March 24, 1992 was filed of record in the Official Records of Real Property of Galveston County under Clerk's File No. 9211937/008-09-0265, et. seq.
- b. Agreement for Annexation of **South Shore Village, Section Two** into South Shore Village Community Association and Partial Amendment of Declaration of Covenants, Conditions, Restrictions, and Easements for South Shore Village Community Association, Inc. was filed of record on March 26, 1993 at Clerk's File No. 9311992/008-79-2667, et. seq., along with any additional supplements, amendments or annexation agreements thereto.
- c. Agreement for Annexation of **South Shore Village Section Three, Phase I** into South Shore Village Community Association was filed of record on April 29, 1993 at Clerk's File No. 9316933/008-86-1702, et. seq., along with any additional supplements, amendments or annexation agreements thereto.
- d. Agreement for Annexation of **South Shore Village Section Three, Phase II** into South Shore Village Community Association was filed of record on April 29, 1993 at Clerk's File No. 95458193/010-76-1568, et. seq., along with any additional supplements, amendments or annexation agreements thereto.
- e. Agreement for Annexation of **Harbour Park, Section Seven** into South Shore Village Community Association was filed of record on June 14, 1996 at Clerk's File No. 9624171/011-15-1962, et. seq., along with any additional supplements, amendments or annexation agreements thereto.
- f. Agreement for Annexation of **Harbour Park, Section Eight** into South Shore Village Community Association was filed of record on November 1, 1996 at Clerk's File No. 9645575/011-44-0040, et. seq., along with any additional supplements, amendments or annexation agreements thereto.
- g. Agreement for Annexation of **South Shore Village, Section Six** into South Shore Village Community Association was filed of record on August 4, 1997 at Clerk's File No. 9728931/011-94-0572, et. seq along with any additional supplements, amendments or annexation agreements thereto.
- h. Agreement for Annexation of **South Shore Village, Section Seven** into South Shore Village Community Association was filed of record on July 22, 1998 at Clerk's File No. 9934580/012-77-1089, et. seq along with any additional supplements, amendments or annexation agreements thereto.
- i. Amendment of Declaration of Covenants, Conditions, Restrictions, and Easements for South Shore Village Community Association, Inc. was filed of record on May 5, 2016 at Clerk's File No. 2016025482, along with any additional supplements, amendments or annexation agreements thereto.

5. **Association Information:**

The contact information for the association is as follows:

SOUTH SHORE VILLAGE COMMUNITY ASSOCIATION, INC.
c/o Amy Johnson, Community Manager
Community Management Solutions
2615 Bay Area Blvd.
Houston, TX 77058
Phone 281.480.2563
Email ajohnson@cmsisolutions.com

6. **Designated Representative Information:**

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

Amy Johnson, Community Manager
SOUTH SHORE VILLAGE COMMUNITY ASSOCIATION, INC.
Community Management Solutions
2615 Bay Area Blvd.
Houston, TX 77058
Phone 281.480.2563
Email ajohnson@cmsisolutions.com

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

Resale Certificate: \$225
Express Resale Certificate: \$300
Transfer Fee: \$200

8. **Association Website:**

www.southshorevillage.communitysite.com

9. **Other Optional Information:**

Management Company website:
<http://cmsisolutions.com/>

Executed this the 28rd day of October, 2024.

**SOUTH SHORE VILLAGE COMMUNITY
ASSOCIATION, INC.**

By: _____

Print Name: _____

Amy Johnson

THE STATE OF TEXAS

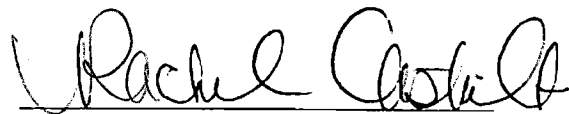
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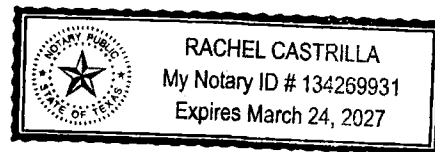
COUNTY OF Galveston

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BEFORE ME, the undersigned notary public, on this the 23 day of October, 2024, personally appeared Amy Johnson, manager, of **SOUTH SHORE VILLAGE COMMUNITY ASSOCIATION, INC.**, known to me to be the person whose name is subscribed to the foregoing instrument, and **acknowledged** to me that he/she executed the same for the purpose and in the capacity therein expressed.



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. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

FILED AND RECORDED

Instrument Number: 2024048077

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 10/24/2024 8:53AM

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 the first and last names being more prominent.

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.*