

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
LAGO MAR COMMERCIAL OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

The undersigned, being the Managing Agent for Lago Mar Commercial Owners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The real property under the jurisdiction of the Association is commonly referred to as Lago Mar Commercial.
2. Name of Association: The name of the Association is Lago Mar Commercial Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "A" and Exhibit "B" attached to the "Declaration of Covenants, Conditions, Restrictions and Easements" recorded in the Official Public Records of Real Property of Galveston County, Texas under Clerk's File No. 2007031573 (which said Exhibit "A" and Exhibit "B" are incorporated herein by reference).
 - b. Property described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration for Lago Mar Commercial Property" recorded in the Official Public Records of Real Property of Galveston County, Texas under Clerk's File No. 20007034504 (which said Exhibit "A" is incorporated herein by reference).
 - c. Property described on Exhibit "A" attached to the "Annexation and Supplemental Declaration for Lago Mar Commercial Property" recorded in the Official Public Records of Real Property of Galveston County, Texas under Clerk's File No. 2017065092 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration:*
 - a. Documents:

- (1) Declaration of Covenants, Conditions, Restrictions and Easements for Lago Mar Commercial Property.
- (2) Amended and Restated First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Lago Mar Commercial Property.
- (3) Second Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Lago Mar Commercial Property.
- (4) Annexation and Supplemental Declaration for Lago Mar Commercial Property.
- (5) Annexation and Supplemental Declaration for Lago Mar Commercial Property.

b. Recording Information:

- (1) Galveston County Clerk's File No. 2007031573.
- (2) Galveston County Clerk's File No. 2011045866.
- (3) Galveston County Clerk's File No. 2012043234.
- (4) Galveston County Clerk's File No. 2007034504.
- (5) Galveston County Clerk's File No. 2017065092.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Lago Mar Commercial Owners Association, Inc. c/o Principal Management Group of Houston, 4700 West Sam Houston Parkway North, Suite 100, Houston, Texas 77041.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: PMG Conveyance Department, Principal Management Group of Houston. Address: 4700 West Sam Houston Parkway North, Suite 100, Houston, Texas 77041. Phone No.: 713.329.7100. Email Address: webmaster@pmghouston.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.townsq.io.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
New Account Set Up Fee	\$ 65.00
Resale Certificate Fee	\$ 340.00
Resale Certificate Update Fee	\$ 75.00

Legacy Account Closure Fee	\$ 220.00
Refinance Statement of Account	\$ 75.00
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation	\$175.00 1 day expedite; \$125.00 3 day expedite
PMG Transfer Fee	\$ 220.00
Association Transfer Fee - Landscape Area Parcel (Declaration 2 nd Amendment, Article III, Section 3.7)	Prior to changing the name of the Owner of any Landscape Area Parcel on the membership rolls of the Association, the Association or its managing agent may charge the transferee a Transfer Fee not to exceed \$500.00 when ownership to any Landscape Parcel changes or the Mortgage on the Landscape Area Parcel is refinanced. The transfer fee shall not apply to a conveyance to any governmental agency.

Executed on this 23 day of February, 2024.

**LAGO MAR COMMERCIAL OWNERS
ASSOCIATION, INC.**

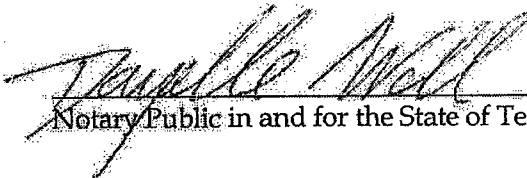
By: Principal Management Group of Houston,
Managing Agent

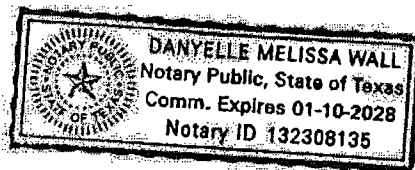
By: Rachel Richmond
Printed: Rachel Richmond
Its: Community Director

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 23 day of February 2024 personally appeared Rachael Richardson, Community Director for Principal Management Group of Houston, Managing Agent for Lago Mar Commercial Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas



FILED AND RECORDED

Instrument Number: 2024008350

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 02/27/2024 10:33AM

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.*