

**MANAGEMENT CERTIFICATE OF
EMERALD BY THE SEA CONDOMINIUM ASSOCIATION, INC.**

This Management Certificate, pursuant to Section 82.116 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: Emerald By The Sea Condominium.
2. The name of the association is: Emerald By The Sea Condominium Association, Inc.,
a Texas non-profit corporation.
3. The location of the condominium is:

500 Seawall Blvd.
Galveston, Texas 77550

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

DECLARATION OF CONDOMINIUM FOR EMERALD BY THE SEA
CONDOMINIUM recorded in the Official Public Records of Real Property
of Galveston County, Texas under County Clerk's File No. 2007045537;

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR EMERALD BY THE SEA CONDOMINIUM recorded in the Official
Public Records of Real Property of Galveston County, Texas under County
Clerk's File No. 2008032827;

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR EMERALD BY THE SEA CONDOMINIUM recorded in the Official
Public Records of Real Property of Galveston County, Texas under County
Clerk's File No. 2009041237;

SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR EMERALD BY THE SEA CONDOMINIUM recorded in the Official
Public Records of Real Property of Galveston County, Texas under County
Clerk's File No. 2011015753;

SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR EMERALD BY THE SEA CONDOMINIUM recorded in the Official
Public Records of Real Property of Galveston County, Texas under County
Clerk's File No. 2014011921;

THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR EMERALD BY THE SEA CONDOMINIUM recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 2014011922;

DECLARATION AMENDMENT ASSIGNING PARKING AND/OR STORAGE SPACE recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 2021000082;

DECLARATION AMENDMENT REASSIGNING STORAGE SPACE recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 2021047954;

DECLARATION AMENDMENT REASSIGNING STORAGE SPACE recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 2021047957;

DECLARATION AMENDMENT REASSIGNING STORAGE SPACE recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 2022022990;

DECLARATION AMENDMENT REASSIGNING STORAGE SPACE recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 2022022991;

DECLARATION AMENDMENT REASSIGNING STORAGE SPACE recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 2023027210;

DECLARATION AMENDMENT REASSIGNING STORAGE SPACE recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 2023034721;

DECLARATION AMENDMENT REASSIGNING STORAGE SPACE recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 2023040821;

AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR EMERALD BY THE SEA CONDOMINIUM recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 2023045936;

DECLARATION AMENDMENT REASSIGNING STORAGE SPACE
recorded in the Official Public Records of Real Property of Galveston County,
Texas under County Clerk's File No. 2023051891;

DECLARATION AMENDMENT REASSIGNING STORAGE SPACE
recorded in the Official Public Records of Real Property of Galveston County,
Texas under County Clerk's File No. 2023054795; and

AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
EMERALD BY THE SEA CONDOMINIUM recorded in the Official Public
Records of Real Property of Galveston County, Texas under County Clerk's
File No. 2025000343.

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

EMERALD BY THE SEA CONDOMINIUM ASSOCIATION, INC.
c/o HOUSHYAR MOAREFI
MOAREFI MANAGEMENT SOLUTIONS LLC
2 RIVERWAY, SUITE 1075
HOUSTON, TEXAS 77056

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:

EMERALD BY THE SEA CONDOMINIUM ASSOCIATION, INC.
c/o HOUSHYAR MOAREFI
MOAREFI MANAGEMENT SOLUTIONS LLC
2 RIVERWAY, SUITE 1075
HOUSTON, TEXAS 77056
713-963-9000
HM@mms-houston.com

7. The website address of the Internet website on which the association's dedicatory instruments are available in accordance with Section 82.116 is as follows:

<https://auth.buildinglink.com/Account/Login>

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

\$125.00 transfer fee
\$375.00 condominium resale certificate
\$250.00 move in fee

\$250 move out fee

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

AMENDED AND RESTATED BYLAWS OF EMERALD BY THE SEA CONDOMINIUM ASSOCIATION recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 2023045937; and

EMERALD REGULATIONS AND RULES recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 2024040544.

EXECUTED this 6th day of October, 2025.

EMERALD BY THE SEA CONDOMINIUM
ASSOCIATION, INC.

By:

[Signature]
Signature of Officer of the Association

Carol Holt
Printed Name of Officer of the Association

President
Title of Officer of the Association

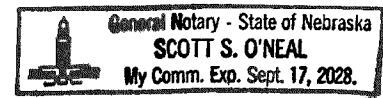
**This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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 ^{Nebraska} TEXAS
COUNTY OF ^{Greeley} ~~HARRIS~~

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This instrument was acknowledged before me on the 6th day of October, 2025, by Carol Holt, President of EMERALD BY THE SEA CONDOMINIUM ASSOCIATION, INC., a Texas non-profit corporation, on behalf of the corporation.

Scott S. O'Neal
Notary Public in and for the
State of ~~Texas~~
Nebraska



FILED AND RECORDED

Instrument Number: 2025047268

Recording Fee: 41.00

Number Of Pages: 6

Filing and Recording Date: 10/7/2025 10:24:42AM

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.*