

ADDITIONAL DEDICATORY INSTRUMENTS
for
PORTOFINO HARBOUR DOCKOMINIUMS OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §

COUNTY OF HARRIS §

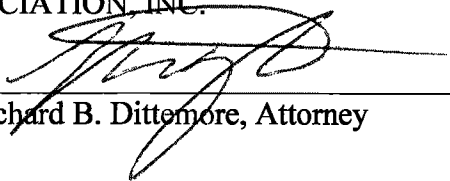
BEFORE ME, the undersigned authority, on this day personally appeared **Richard B. Dittmore**, who, being by me first duly sworn, states on oath the following:

"My name is **Richard B. Dittmore**, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

"I am the attorney for PORTOFINO HARBOUR DOCKOMINIUMS OWNERS ASSOCIATION, INC. The following instrument, MANAGEMENT CERTIFICATE, is a true and correct copy of an unrecorded Dedicatory Instrument, as that term is defined by Section 82.116 of the Texas Property Code, pertaining to PORTOFINO HARBOUR DOCKOMINIUMS OWNERS ASSOCIATION, INC., and the property subject to the declaration recorded under Galveston County Clerk's Document No. 8451568, as amended and/or supplemented.

DATED this 29 day of Aug., 2025.

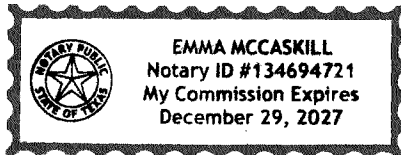
PORTOFINO HARBOUR
DOCKOMINIUMS OWNERS
ASSOCIATION, INC.

By: 
Richard B. Dittmore, Attorney

THE STATE OF TEXAS §

COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 29 day of Aug., 2025, by **Richard B. Dittmore**, attorney for PORTOFINO HARBOUR DOCKOMINIUMS OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording return to:
Katine Nechman McLaurin LLP
2000 Bering Drive #700
Houston, Texas 77057
713-808-1001

**MANAGEMENT CERTIFICATE OF
PORTOFINO HARBOUR DOCKOMINIUMS OWNERS 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: Portofino Harbour Dockominiums.
2. The name of the association is: Portofino Harbour Dockominiums Owners Association, Inc., a Texas non-profit corporation.
3. The location of the condominium is:

1 Portofino Plaza
Clear Lake Shores, Texas 77565

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

Declaration of Condominium Regime Portofino Harbour Dockominiums
recorded in the Official Public Records of Real Property of Galveston County,
Texas under County Clerk's File No. 8451568.

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

Portofino Harbour Dockominiums Owners Association, Inc.
1 Portofino Plaza
Clear Lake Shores, Texas 77565

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:

Portofino Harbour Dockominiums Owners Association, Inc.
1 Portofino Plaza
Clear Lake Shores, Texas 77565
281-334-6007
office@portofinoharbour.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://portofinoharbour.com/>

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

\$300.00

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

N/A

EXECUTED this 28 day of AUGUST, 2025.

PORTOFINO HARBOUR DOCKOMINIUMS
OWNERS ASSOCIATION, INC.

By:


Signature of Officer of the Association

EDWARD FLORES
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 TEXAS

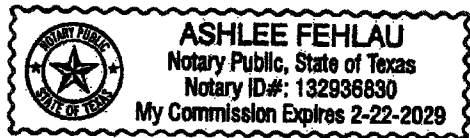
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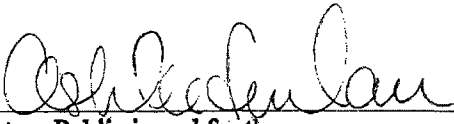
COUNTY OF HARRIS

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This instrument was acknowledged before me on the 29 day of August, 2025, by Edward Flores, President of PORTOFINO HARBOUR DOCKOMINIUMS OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of the corporation.




Notary Public in and for the
State of Texas

FILED AND RECORDED

Instrument Number: 2025040899

Recording Fee: 41.00

Number Of Pages: 6

Filing and Recording Date: 09/02/2025 9:30AM

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.*