

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
PROPERTY OWNERS ASSOCIATION OF LAGO MAR

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

The undersigned, being the Managing Agent for Property Owners Association of Lago Mar ("**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 Subdivision: The name of the subdivision is Lago Mar.
2. Name of Association: The name of the Association is Property Owners Association of Lago Mar.
3. Recording Data for the Subdivision:

Lago Mar, Pod 1, Section One (1), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2023011052 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

61.75 acre tract of land commonly known as Lago Mar, Pod 2, Section One (1), as more particularly described by metes and bounds in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 2, Section 1]" recorded in the Official Public Records of Real Property of Galveston County, Texas under Clerk's File No. 2023029612.

26.21 acre tract of land commonly known as Lago Mar, Pod 2, Section Two (2), as more particularly described by metes and bounds in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 2, Section 2]" recorded in the Official Public Records of Real Property of Galveston County, Texas under Clerk's File No. 2023021881.

Lago Mar, Pod 3, Section One (1), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2021002446 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 3, Section Two (2), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2021002450 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 3, Section Three (3), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2021082312 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 4, Section One (1), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2019030681 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 4, Section Two (2), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2019030703 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 4, Section Three (3), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2019036468 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 4, Section Four (4), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2019036480 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 4, Section Five (5), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2019044078 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 5, Section One (1), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2020018249 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 5, Section Two (2), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2020018262 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 5, Section Three (3), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No.

2020014910 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 6, Section One (1), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2019001412 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 6, Section Two (2), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2019015557 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 7, Section One (1), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2016073786 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 7, Section Two (2), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2016073790 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 7, Section Three (3), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2017069557 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 7, Section Four (4), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2017069569 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 7, Section Five (5), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2017011498 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 8, Section One (1), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2022017928 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

23.80 acre tract of land commonly known as Lago Mar, Pod 8, Section Two (2), as more particularly described by metes and bounds in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 8,

Section Two (2)]" recorded in the Official Public Records of Real Property of Galveston County, Texas under Clerk's File No. 2022040464.

Lago Mar, Pod 8, Section Three (3), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2022063774 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 8, Section Six (6), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2022032227 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

27.44 acre tract of land commonly known as Lago Mar, Pod 8, Section Seven (7), as more particularly described by metes and bounds in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 8, Section Seven (7)]" recorded in the Official Public Records of Real Property of Galveston County, Texas under Clerk's File No. 2022040463.

16.85 acre tract of land commonly known as Lago Mar, Pod 8, Section Eight (8), as more particularly described by metes and bounds in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 8, Section Eight (8)]" recorded in the Official Public Records of Real Property of Galveston County, Texas under Clerk's File No. 2022065504.

14.18 acre tract of land commonly known as Lago Mar, Pod 8, Section 9A, as more particularly described by metes and bounds in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 8, Section 9A]" recorded in the Official Public Records of Real Property of Galveston County, Texas under Clerk's File No. 2022065505.

17.92 acre tract of land commonly known as Lago Mar, Pod 8, Section 9B, as more particularly described by metes and bounds in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 8, Section 9B]" recorded in the Official Public Records of Real Property of Galveston County, Texas under Clerk's File No. 2023003866.

10.31 acre tract of land commonly known as Lago Mar, Pod 8, Section Ten (10), as more particularly described by metes and bounds in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants,

Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 8, Section Ten (10)]" recorded in the Official Public Records of Real Property of Galveston County, Texas under Clerk's File No. 2022065506.

Lago Mar, Pod 10, Section One (1), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2023030261 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 11, Section Five (5), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2016044715 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 11, Section Six (6), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2016044714 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 11, Section 7A, a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2017069564 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

Lago Mar, Pod 11, Section 7B, a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2017069565 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

15.68 acre tract of land commonly known as Lago Mar CL TH, Section One (1), as more particularly described by metes and bounds in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar CL TH, Section One (1)]" recorded in the Official Public Records of Real Property of Galveston County, Texas under Clerk's File No. 2023010994.

111.49 acre tract of land, as more particularly described by metes and bounds in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar" recorded in the Official Public Records of Real Property of Galveston County, Texas under Clerk's File No. 202001465.

50.25 acre tract of land, as more particularly described by metes and bounds in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be

Annexed into Lago Mar” recorded in the Official Public Records of Real Property of Galveston County, Texas under Clerk’s File No. 2021000029.

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Lago Mar.
- (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Lago Mar.
- (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Lago Mar.
- (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Lago Mar.
- (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Lago Mar.
- (6) Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Lago Mar.
- (7) Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Lago Mar.
- (8) Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Lago Mar.
- (9) Eighth Amendment to Declaration of Covenants, Conditions and Restrictions Lago Mar.
- (10) Ninth Amendment to Declaration of Covenants, Conditions and Restrictions for Lago Mar.
- (11) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 1, Section 1].
- (12) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 1, Section One (1)].
- (13) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 2, Section 1].
- (14) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 2, Section 2].
- (15) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 3, Section One (1) a Subdivision in Galveston County, Texas.

- (16) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 3, Section Two (2) a Subdivision in Galveston County, Texas.
- (17) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 3, Section Three (3) a Subdivision in Galveston County, Texas.
- (18) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 4, Section One (1) a Subdivision in Galveston County, Texas.
- (19) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 4, Section Two (2) a Subdivision in Galveston County, Texas.
- (20) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 4, Section Three (3) a Subdivision in Galveston County, Texas.
- (21) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 4, Section Four (4) a Subdivision in Galveston County, Texas.
- (22) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 4, Section Five (5) a Subdivision in Galveston County, Texas.
- (23) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 5, Section One (1) a Subdivision in Galveston County, Texas.
- (24) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 5, Section Two (2) a Subdivision in Galveston County, Texas.
- (25) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 5, Section Three (3) a Subdivision in Galveston County, Texas.
- (26) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 6, Section One (1) a Subdivision in Galveston County, Texas.
- (27) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 6, Section Two (2) a Subdivision in Galveston County, Texas.
- (28) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 7, Section One (1) a Subdivision in Galveston County, Texas.
- (29) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 7, Section Two (2) a Subdivision in Galveston County, Texas.
- (30) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known As Lago Mar, Pod 7, Section Three (3)].
- (31) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for

- Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known As Lago Mar, Pod 7, Section Three (3)].
- (32) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known As Lago Mar, Pod 7, Section Four (4)].
- (33) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known As Lago Mar, Pod 7, Section Four (4)].
- (34) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 7, Section Five (5) a Subdivision in Galveston County, Texas.
- (35) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 8, Section One (1) a Subdivision in Galveston County, Texas.
- (36) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 8, Section Two (2)].
- (37) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 8, Section Three (3) a Subdivision in Galveston County, Texas.
- (38) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lago Mar, Pod 8, Section Six (6) a Subdivision in Galveston County, Texas.
- (39) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 8, Section Seven (7)].
- (40) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 8, Section Eight (8)].
- (41) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 8, Section 9A].
- (42) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 8, Section 9B].
- (43) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar, Pod 8, Section Ten (10)].

- (44) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known As Lago Mar, Pod 11, Section 7A].
- (45) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known As Lago Mar, Pod 11, Section 7A].
- (46) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known As Lago Mar, Pod 11, Section 7B].
- (47) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known As Lago Mar, Pod 11, Section 7B].
- (48) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar.
- (49) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar.
- (50) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lago Mar [The Annexed Property Being Commonly Known as Lago Mar CL TH, Section One (1)].

b. Recording Information:

- (1) Galveston County Clerk's File No. 2016041656.
- (2) Galveston County Clerk's File No. 2016075218.
- (3) Galveston County Clerk's File No. 2017015995.
- (4) Galveston County Clerk's File No. 2017044016.
- (5) Galveston County Clerk's File No. 2018006132.
- (6) Galveston County Clerk's File No. 2018021607.
- (7) Galveston County Clerk's File No. 2019012694.
- (8) Galveston County Clerk's File No. 2020062217.
- (9) Galveston County Clerk's File No. 2021092751.
- (10) Galveston County Clerk's File No. 2022063759.
- (11) Galveston County Clerk's File No. 2023010993.
- (12) Galveston County Clerk's File No. 2023024531.
- (13) Galveston County Clerk's File No. 2023029612.
- (14) Galveston County Clerk's File No. 2023021881.
- (15) Galveston County Clerk's File No. 2021003320.
- (16) Galveston County Clerk's File No. 2021003321.
- (17) Galveston County Clerk's File No. 2021082547.

- (18) Galveston County Clerk's File No. 2019032960.
- (19) Galveston County Clerk's File No. 2019033107.
- (20) Galveston County Clerk's File No. 2019037349.
- (21) Galveston County Clerk's File No. 2019037350.
- (22) Galveston County Clerk's File No. 2019044747.
- (23) Galveston County Clerk's File No. 2020018474.
- (24) Galveston County Clerk's File No. 2020018475.
- (25) Galveston County Clerk's File No. 2020015060 and re-recorded under Clerk's File No. 2020015066.
- (26) Galveston County Clerk's File No. 2019003618.
- (27) Galveston County Clerk's File No. 2019017692.
- (28) Galveston County Clerk's File No. 2016075397.
- (29) Galveston County Clerk's File No. 2016075400.
- (30) Galveston County Clerk's File No. 2017065813.
- (31) Galveston County Clerk's File No. 2018012365.
- (32) Galveston County Clerk's File No. 2017065811.
- (33) Galveston County Clerk's File No. 2018011191.
- (34) Galveston County Clerk's File No. 2017013747.
- (35) Galveston County Clerk's File No. 2022018241.
- (36) Galveston County Clerk's File No. 2022040464.
- (37) Galveston County Clerk's File No. 2022064352.
- (38) Galveston County Clerk's File No. 2022032368.
- (39) Galveston County Clerk's File No. 2022040463.
- (40) Galveston County Clerk's File No. 2022065504.
- (41) Galveston County Clerk's File No. 2022065505.
- (42) Galveston County Clerk's File No. 2023003866.
- (43) Galveston County Clerk's File No. 2022065506.
- (44) Galveston County Clerk's File No. 2017065814.
- (45) Galveston County Clerk's File No. 2018012366.
- (46) Galveston County Clerk's File No. 2017065815.
- (47) Galveston County Clerk's File No. 2018012367.
- (48) Galveston County Clerk's File No. 2020001465.
- (49) Galveston County Clerk's File No. 2021000029.
- (50) Galveston County Clerk's File No. 2023010994.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Property Owners Association of Lago Mar 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
Operating Fund Capitalization Fee [Declaration Article V, Section 5.7]	Each owner (other than the Developer, Declarant or a Builder as defined by the Declaration), upon acquiring title to a lot, shall pay an Operating Fund Capitalization Fee in an amount equal to 50% of the then-current Annual Assessment. The current Operating Fund Capitalization Fee is \$424.00. For future years, the Operating Fund Capitalization Fee amount must be confirmed with the Association.
Reserve Fund Capitalization Fee [Declaration Article V, Section 5.8]	Upon transfer of ownership of a lot by a Builder, the lot is subject to a Reserve Fund Capitalization Fee in an amount equal to 1/4 th of the then-current Annual Assessment. The current Reserve Fund Capitalization Fee is \$212.00. For future years, the Reserve Fund Capitalization Fee amount must be confirmed with the Association.
Administrative Fee [Declaration Article V, Section 5.9]	An Administrative Fee will be charged in connection with the sale of a lot in the amount not to exceed 1/3 rd of the Annual Assessment. The Developer and Declarant are exempt from

	payment of the Administrative Fees. The current Administrative Fee is \$282.67. For future years, the Administrative Fee amount must be confirmed with the Association.
Adopt A School Assessment [Declaration Article V, Section 5.10]	The Adopt A School Assessment is as follows: (a) upon first transfer of a lot from a Builder to a purchaser, \$100.00 to be paid by the Builder/seller and \$100.00 to be paid by the purchaser; and (b) upon each subsequent transfer, the purchaser is required to pay a sum equal to 1/4 th of the then-current Annual Assessment. The current Adopt a School Assessment is: (a) \$200.00 for the first transfer from a Builder to a purchase; or (b) \$212.00 for any other transfer. For future years, the Adopt a School Assessment must be confirmed with the Association.
Community Enhancement Fee [Declaration Article V, Section 5.22]	Any purchaser of a lot other than the Developer, the Declarant, or a Builder (as those terms are defined in the Declaration) must pay a Community Enhancement Fee in the amount \$950.00.

Executed on this 23 day of February, 2024.

**PROPERTY OWNERS ASSOCIATION OF
LAGO MAR**

By: Principal Management Group of Houston,
Managing Agent

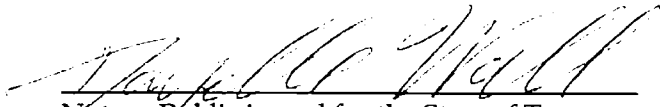


Rachel Richmond, Community Director

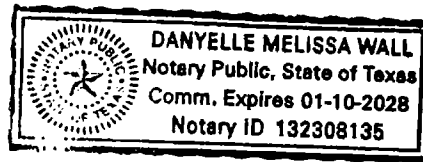
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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 Rachel Richmond, Community Director for Principal Management Group of Houston, Managing Agent for Property Owners Association of Lago Mar, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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: 2024008281

Recording Fee: 73.00

Number Of Pages: 14

Filing and Recording Date: 02/27/2024 8:56AM

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.*