

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
KEMAH CROSSING PROPERTY OWNERS ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

The undersigned, being the Manager of Kemah Crossing Property Owners 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 Kemah Crossing Property Owners Association:

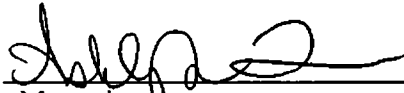
1. Name of Subdivision: Kemah Crossing.
2. Name of Association: Kemah Crossing Property Owners Association.
3. Recording Data for the Subdivision:
 - a) Kemah Crossing, a subdivision of land in Galveston County, Texas, according to the map or plat thereof filed under Clerk's File No. 2022009060 in the Official Public Records of Galveston County, Texas, along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions, and Restrictions for Kemah Crossing, recorded on December 19, 2022, under County Clerk's File No. 2022075581 in the Official Public Records of Galveston County, Texas.
5. Name and Mailing Address of the Association is: Kemah Crossing Property Owners Association, c/o FirstService Residential, 2925 Briar Park, Suite 700, Houston, Texas 77042.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Kemah Crossing Property Owners Association, c/o FirstService Residential, 2925 Briar Park, Suite 700, Houston, Texas 77042.
7. Telephone Number to Contact the Association is: 1-877-253-9689.
8. Email Address to Contact the Association: houston@fsresidential.com
9. The Association's website and Governing Documents may be found at: <https://kemahcrossing.connectresident.com/>

10. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$375.00 or amount not to exceed the maximum allowable rate.
- b. Resale Certificate Update Fee: \$75.00.
- c. Welcome Packet Fee: \$26.50.
- d. Transfer Fee: \$340.00.
- e. Refinance Fee: \$100.00.
- f. Working Capital Fee: \$850.00

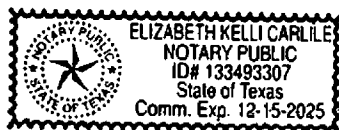
Executed on this the 13th day of November 2024.


KEMAH CROSSING PROPERTY OWNERS
ASSOCIATION

By: 
Managing Agent

THE STATE OF TEXAS §
 § ACKNOWLEDGMENT
COUNTY OF Galveston §

BEFORE ME, the undersigned notary public, on this the 13 day of November 2024 personally appeared Ashleigh Kern Managing Agent of Kemah Crossing Property Owners Association, 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 and on behalf of the Association.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

MAIA BARTEE
Assistant General Counsel
FirstService Residential
14951 Dallas Pkwy Suite 600 Dallas, TX 75254

FILED AND RECORDED

Instrument Number: 2024051836

Recording Fee: 29.00

Number Of Pages: 3

Filing and Recording Date: 11/15/2024 10:11AM

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.*