

**MANAGEMENT CERTIFICATE OF
THE VICTORIAN 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: THE VICTORIAN.
2. The name of the association is: THE VICTORIAN OWNERS ASSOCIATION, INC., a Texas non-profit corporation.
3. The location of the condominium is:

6300 Seawall Blvd.
Galveston, Texas 77550

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

CONDOMINIUM DECLARATION FOR THE VICTORIAN recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 8216085;

AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR THE VICTORIAN recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 8224101;

FIRST AMENDMENT TO THE CONDOMINIUM DECLARATION FOR THE VICTORIAN recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 8236438;

CONDOMINIUM DECLARATION OF ANNEXATION AND MERGER FOR THE VICTORIAN CONDOMINIUMS, PHASE B recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 8416477;

AMENDMENT TO THE CONDOMINIUM DECLARATION FOR THE VICTORIAN recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 8931675;

NOTICE OF CORRECTION TO CONDOMINIUM DECLARATION FOR THE VICTORIAN recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerk's File No. 9546118; and

THIRD AMENDMENT TO THE CONDOMINIUM DECLARATION FOR
THE VICTORIAN recorded in the Official Public Records of Real Property
of Galveston County, Texas under County Clerk's File No. 2022060857.

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

THE VICTORIAN OWNERS 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:

THE VICTORIAN OWNERS 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:

www.thevictoriancondos.com

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
2 months of assessments paid to capital reserves account

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

THE VICTORIAN CONDOMINIUMS UNIT OWNER RULES AND
REGULATIONS recorded in the Official Public Records of Real Property
of Galveston County, Texas under County Clerk's File No. 2022027215.

BYLAWS OF THE VICTORIAN OWNERS ASSOCIATION, INC. recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerks' File No. 2025044765.

FIRST AMENDMENT TO THE BYLAWS OF THE VICTORIAN OWNERS ASSOCIATION, INC. recorded in the Official Public Records of Real Property of Galveston County, Texas under County Clerks' File No. 2025044764.

EXECUTED this 25 day of October, 2025.

THE VICTORIAN OWNERS ASSOCIATION, INC.

By:

Kathleen Niemeyer

Signature of Officer of the Association

Kathleen Niemeyer

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

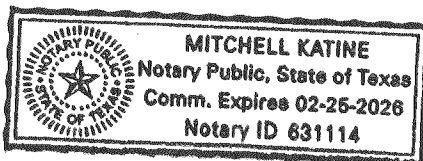
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COUNTY OF HARRIS

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This instrument was acknowledged before me on the 25 day of October, 2025, by Kathleen Niemeyer President of THE VICTORIAN OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of the corporation.



[Signature]
Notary Public in and for the
State of Texas

FILED AND RECORDED

Instrument Number: 2025050319

Recording Fee: 33.00

Number of Pages: 4

Filing and Recording Date: 10/27/2025 9:56:54 AM

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 loop at the end of the last name.

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.*