

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
KEMAH OAKS MAINTENANCE ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF GALVESTON       §

The undersigned, being the Managing Agent for Kemah Oaks Maintenance Association, Inc., a non-profit corporation ("Association") 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 Kemah Oaks.
2. Name of Association: The name of the Association is Kemah Oaks Maintenance Association, Inc.
3. Recording Data for the Subdivision:
  - a. Kemah Oaks, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 18, Pages 332-333 of the Plat Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Restrictions
    - (2) First Amendment to Declaration of Restrictions for Kemah Oaks.
    - (3) Board Resolution Certifying Passage of Amendment to the Declaration of Restrictions of Kemah Oaks Maintenance Association, Inc.
  - b. Recording Information:
    - (1) Galveston County Clerk's File No. 9327033.
    - (2) Galveston County Clerk's File No. 9338811.
    - (3) Galveston County Clerk's File No. 2003040369.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Kemah Oaks Maintenance Association, Inc. c/o Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759.

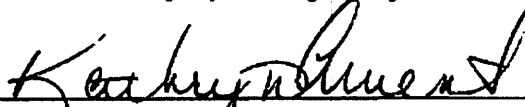
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Goodwin & Company. Address: 11950 Jollyville Road, Austin, Texas 78759. Phone No.: 855.289.6007. Email Address: info@goodwintx.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.goodwintx.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Rush Fee to expedite resale certificate delivery in advance of 10 business day requirement	\$300.00 1 business day; \$200.00 3 business days; \$100.00 5 business days
Refinance Fee	\$ 95.00
Transfer Fee	\$ 275.00
Compliance Inspection Fee	\$ 120.00

Executed on this 31<sup>st</sup> day of August, 2021.

KEMAH OAKS MAINTENANCE  
ASSOCIATION, INC.

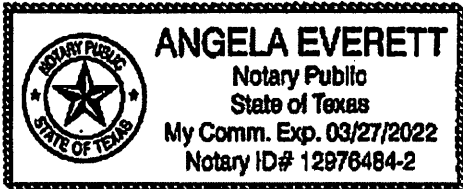
By: Goodwin & Company, Managing Agent

  
Kathryn Ament, authorized representative

\*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 31<sup>st</sup> day of August 2021 personally appeared Kathryn Ament, authorized representative of Goodwin & Company, Managing Agent for Kemah Oaks Maintenance Association, Inc., 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.



Angela Everett  
Notary Public in and for the State of Texas

**FILED AND RECORDED**

Instrument Number: 2021063932

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 09/01/2021 8:21AM

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.



*Dwight D. Sullivan*

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*