

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
*for*  
GULF SHORES COUNCIL OF CO-OWNERS, INC.

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THE STATE OF TEXAS           §  
  §  
COUNTY OF NUECES         §

The undersigned, being the President, Board of Directors of Gulf Shores Council of Co-Owners, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The name of the condominium is Gulf Shores Condominiums.
2. Name of Association: The name of the Association is Gulf Shores Council of Co-Owners, inc.
3. Location of Condominium: The location of the condominium is 6021 State Highway 361, Port Aransas, Nueces County, Texas.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Condominium of Gulf Shores Condominiums
    - (2) Second Amendment Declaration of Condominium of Gulf Shores Condominiums
  - b. Recording Information:
    - (1) Volume 19, Page 179, et seq.; Volume 598, Page 81, et seq. and Volume 608, Page 184, et seq. in the Condominium Records of Nueces County, Texas
    - (2) Nueces County Clerk's File No. 1996034834
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Gulf Shores Council of Co-Owners, Inc. c/o Condominium Consulting & Management Services, LLC, 200 South Alister Street, Suite C, Port Aransas, Texas 78373.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Condominium Consulting & Management Services, LLC. Address: 200 South Alister Street, Suite C, Port Aransas, Texas 78373. Phone No.: 361.749.4141. Email Address: chuck@ccmsresorts.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: <https://www.gulfshorescondo.com/owner-area>

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

Description	Fee
Resale Certificate	\$350.00
Expedited Fee	\$50.00 for Resale Certificates requested within less than 10 days

9. Other Information the Association Considers Important: N/A.

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

Executed on this 13<sup>th</sup> day of NOVEMBER, 2025.

GULF SHORES COUNCIL OF  
CO-OWNERS, INC.

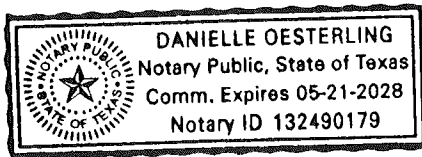
By: 

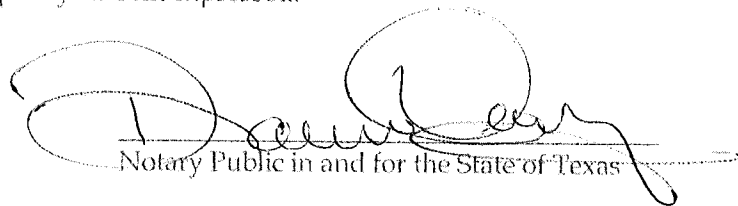
Printed: William R. Moser

Its: President Board of Directors, Gulf Shores Council of Co-Owners, Inc.

THE STATE OF TEXAS       §  
  §  
COUNTY OF Nueces       §

BEFORE ME, the undersigned notary public, on this 13 day of November 2025  
personally appeared William R. Moser, Board President  
of Gulf Shore Council of Co-Owners, Inc., known to me to be the person whose name is  
subscribed to the foregoing instrument, and acknowledged to me that s/he executed the  
same for the purpose and in the capacity therein expressed.



  
Notary Public in and for the State of Texas

**Nueces County  
Kara Sands  
Nueces County  
Clerk**

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**Instrument Number:** 2025040941

eRecording - Real Property

CERTIFICATE

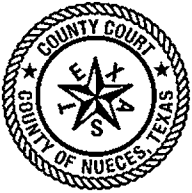
Recorded On: November 14, 2025 08:33 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$28.00



**STATE OF TEXAS  
NUECES COUNTY**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Nueces County, Texas.**

Kara Sands  
Nueces County Clerk  
Nueces County, TX

*Kara Sands*

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2025040941  
Receipt Number: 20251113000174  
Recorded Date/Time: November 14, 2025 08:33 AM  
User: Lisa C  
Station: CLERK06

**Record and Return To:**

Simplifile  
484 North 300 West, Suite 202  
Provo UT