

MANAGEMENT CERTIFICATE
for
ISLAND PARADISE CONDOMINIUMS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF NUECES §

The undersigned being the Managing Agent of **ISLAND PARADISE CONDOMINIUMS ASSOCIATION, INC.**, 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 Property Code:

WHEREAS Section 209.004 of the Texas Property Code requires that the property owners' association file a management certificate in the real property records of the county in which the property is located;

NOW THEREFORE, the following information is provided to meet the requirements of Section 209.004 of the Texas Property Code and supersedes all previous management certificates, if any.

1. Name of the Subdivision: **Island Paradise Condominiums**
2. Name of the Association: **Island Paradise Condominiums Association, Inc., a Texas non-profit corporation.**
3. Recording Data for the Subdivision:
 - a. State of Texas, being described as Lot seventeen (17), Block Fourteen (14), PADRE ISLAND-CORPUS CHRISTI PORTS O'CALL, (the "Land")
 - b. For further recording date and property descriptions, refer to the information provided in the filings described in Section 4 below.
4. Recording Data for the Declaration:
 - a. Declaration of Covenants, Conditions and Restrictions for **Island Paradise Condominium** Recorded – Nueces County Clerk's File No. **2003001270**, filed **January 10, 2003**.
5. Name and mailing address for the Association:

Island Paradise Condominiums Association, Inc.
c/o Palm Bay Rental Management
P.O. Box 181295
Corpus Christi, TX 78480

MANAGEMENT CERTIFICATE
for
ISLAND PARADISE CONDOMINIUMS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF NUECES §

The undersigned being the Managing Agent of **ISLAND PARADISE CONDOMINIUMS ASSOCIATION, INC.**, 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 Property Code:

WHEREAS Section 209.004 of the Texas Property Code requires that the property owners' association file a management certificate in the real property records of the county in which the property is located;

NOW THEREFORE, the following information is provided to meet the requirements of Section 209.004 of the Texas Property Code and supersedes all previous management certificates, if any.

1. Name of the Subdivision: **Island Paradise Condominiums**
2. Name of the Association: **Island Paradise Condominiums Association, Inc., a Texas non-profit corporation.**
3. Recording Data for the Subdivision:
 - a. State of Texas, being described as Lot seventeen (17), Block Fourteen (14), PADRE ISLAND-CORPUS CHRISTI PORTS O'CALL, (the "Land")
 - b. For further recording date and property descriptions, refer to the information provided in the filings described in Section 4 below.
4. Recording Data for the Declaration:
 - a. Declaration of Covenants, Conditions and Restrictions for **Island Paradise Condominium** Recorded – Nueces County Clerk's File No. **2003001270**, filed **January 10, 2003**.
5. Name and mailing address for the Association:

Island Paradise Condominiums Association, Inc.
c/o Palm Bay Rental Management
P.O. Box 181295
Corpus Christi, TX 78480

6. Name, mailing address, and email for the Managing Agent:

Palm Bay Rental Management
Attn: Mary McCoy
P.O. Box 181295
Corpus Christi, Texas 78480
Office: (361) 949-1055
Email: mary@pipalmbay.com

Physical Address:
15217 S. Padre Island Dr,
Suite 100
Corpus Christi, Texas 78418
Fax: (361) 949-2206
Email: mary@pipalmbay.com

7. Amount and Description of Fee(s) charged by the association in relation to a property transfer in the Subdivision:

Resale Certificate: \$100.00 Each
Transfer Fee: \$50.00

8. Other information the Association considers appropriate:

Prospective purchasers are advised to independently examine the governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

Date: April 29, 2022

By: *Mary McCoy*
Mary McCoy
Palm Bay Rental Management
Managing Agent

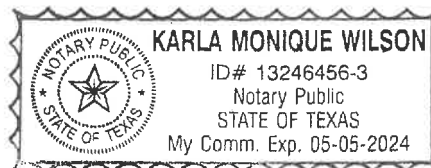
STATE OF TEXAS §
 §
COUNTY OF NUECES §

The foregoing instrument was acknowledged before me by the said Mary McCoy, in her official capacity as Managing Agent of Island Paradise Condominiums, Inc. on this 29th day of APRIL 2022, on behalf of the said Association.

Karla Wilson
Notary Public – State of Texas

After Recording
Please Return to:

Palm Bay Rental Management
P.O. Box 181295
Corpus Christi, Texas 78480



**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2022022356

eRecording - Real Property

CERTIFICATE

Recorded On: May 06, 2022 01:24 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$25.00



**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

******* 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: 2022022356
Receipt Number: 20220506000129
Recorded Date/Time: May 06, 2022 01:24 PM
User: Lisa C
Station: CLERK04.nuecescc.local

Record and Return To:

CSC
2411 Centerville Road, Suite 400

Wilmington DE