

MANAGEMENT CERTIFICATE

Pursuant to Section 82.116 of the Texas Uniform Condominium Act, THE ARUBADUEX CONDOMINIUMS notifies the public of the following matters concerning Arubaduex Condominiums:

1. The name of the Condominium regime is ARUBADUEX CONDOMINIUMS.
2. The name of the association is ARUBADUEX CONDOMINIUM OWNERS ASSOCIATION, INC.
3. The plat of the condominium is recorded in Volume 69, Page 259, Map Records of Nueces County, Texas.
4. The Declaration is recorded under Doc. #2019040960, Official Public Records of Real Property of Nueces County, Texas.
5. The mailing address of the Association is:
14945 S. Padre Island Dr.
Corpus Christi, TX 78418
6. The name, mailing address, telephone number, and email address of the Management Company of the Association is:
Coldwell Banker Island Escapes
14945 S. Padre Island Dr.
Corpus Christi, TX 78418
hoa@rentpadreisland.com
7. The website address for the Association is:
<https://www.rentpadreisland.com/arubaduex-condominiums>
8. Fees charged by Association related to a property transfer:
Working capital: three months of the current dues
Transfer Fee: \$100
Resale Certificate: \$225

DATED: JANUARY 17, 2025

ARUBADUEX CONDOMINIUM OWNERS ASSOCIATION, INC.
A Texas Non-Profit Corporation

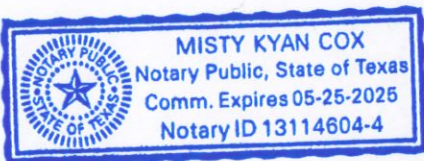
By: Tracy Fisher
Tracy Fisher, Board Member

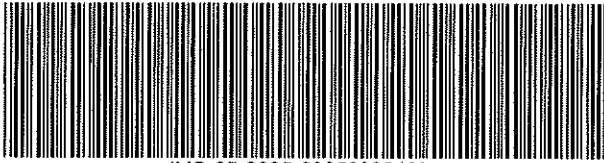
THE STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me on this 24th day of January, 2025 by Tracy Fisher, Board Member of ARUBADUEX CONDOMINIUM OWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation, in said capacity and on behalf of said entity.

Misty Cox

Notary Public, State of Texas





VG-85-2025-2025003618

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2025003618

Official Public Records

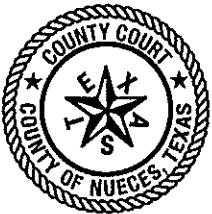
NOTICE

Recorded On: February 03, 2025 10:09 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$20.00



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

***** 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: 2025003618
Receipt Number: 20250203000046
Recorded Date/Time: February 03, 2025 10:09 AM
User: Margarita S
Station: CLERK03

Record and Return To:

E - PADRE ESCAPES REAL ESTATE INC
14945 SPID

CORPUS CHRISTI TX 78418