

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR

MORGAN CIRCLE TOWNHOMES ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 'The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Nueces §

1. Name of Subdivision: MORGAN STREET TOWNHOMES
2. Subdivision Location: Nueces County
3. Name of Homeowners Association: MORGAN CIRCLE TOWNHOMES ASSOCIATION, INC.
4. Recording Data for Association:
 - 2015-2-2 589312910002 Certificate of Formation
5. Recording Data for Declaration:
 - 2016-02-24 2016007463 Declaration of Covenants, Conditions and Restrictions
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
 - 2016-02-24 2016007488 Management Certificate, includes:
 - Management Certificate
 - Certificate of Filing
 - Certificate of Formation
 - Addendum to Certificate of Formation
 - Bylaws
 - Statement of Unanimous Consent
7. Mailing Address and Contact Information for the Association and the Managing Agent:
Margie Myers Property Management Team
4918 Holly Rd, C-3
Corpus Christi, TX 78411
margie@margiemyers.com ; melanieb.mmpmt@gmail.com
361-815-2905; 361-290-9579
8. Website address for Association:
https://drive.google.com/drive/folders/1-jnRT85x_c_Hti3Y0sEKDSKC_erNM98J?usp=sharing

Please contact management to gain access to the website, association members must provide an email address.

9. Fee(s) related to Property Transfer:

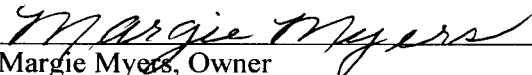
- Administrative Transfer Fee - \$175.00
- Working capital fund fee: 1/4 of the annual assessment

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other 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.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.


Executed on this the 30th day of November, 2021

Morgan Circle Townhomes Association, Inc., acting by and through its managing agent, Margie Myers Property Management Team LLC.


Margie Myers, Owner

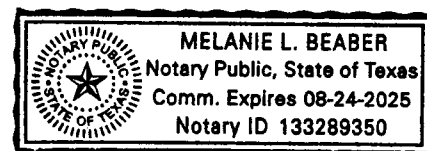
STATE OF TEXAS §
COUNTY OF NUESES §

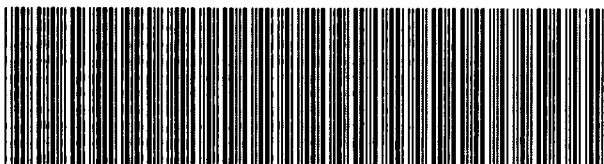
This instrument was acknowledged before me on the 30th day of November, 2021 by Margie Myers, Owner with Margie Myers Property Management Team LLC, the managing agent for Morgan Circle Townhomes Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.


Melanie Beaber

Notary Public, State of Texas

When recorded return to:
Margie Myers Property Management Team LLC
4918 Holly Rd. C3
Corpus Christi, TX 78411





VG-85-2021-2021063102

**Nueces County
Kara Sands
Nueces County Clerk**

Instrument Number: 2021063102

Official Public Records

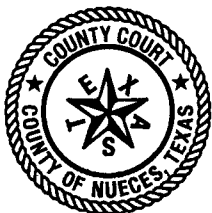
NOTICE

Recorded On: December 03, 2021 02:20 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

***** **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: 2021063102
Receipt Number: 20211203000155
Recorded Date/Time: December 03, 2021 02:20 PM
User: Margarita S
Station: CLERK01

Record and Return To:

MARGIE MYERS