

**MANAGEMENT CERTIFICATE FOR
TWIN DOLPHINS HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is filed by Twin Dolphins Homeowners Association, Inc., a Texas non-profit corporation (the "Association"), pursuant to **Texas Property Code §82.116**.

(1) The name of the subdivision or condominium is: Twin Dolphins Condominiums;

(2) The name of the Association is: Twin Dolphins Homeowners Association, Inc.;

(3) Recording Data for the Declaration, Bylaws, Amendments, and Rules & Regulations:
Declaration

Document Number 2022042863	Recorded: September 12, 2022
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Amendment for Maintenance of Hazard Insurance

Document Number 2024021456	Recorded: June 24, 2024
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Amendment for Maintenance of Hazard Insurance, to include windows & doors

Document Number 2024028824	Recorded: August 26, 2024
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Amendment for Definition of Apartment and Requirements for Shutters

Document Number 2024028908	Recorded: August 26, 2024
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Bylaws

Document Number 2022042862	Recorded: September 12, 2022
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Rules & Regulations

Document Number 2025004239	Recorded: February 5, 2025
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(4) Association Mailing Address is: 4350 Ocean Dr, Corpus Christi, TX 78412

(5) Name & Contact Information of Managing Agent is:

Lisa Allen, CMCA, AMS,
Twin Dolphins Homeowners Association, Inc.
4350 Ocean Dr.
Corpus Christi, TX 78412
361-854-5657
twin5657@stx.rr.com

(6) The Association's dedicatory instruments are posted on the Condo Control platform, which is a secure, private-access website maintained for unit owners. No public URL is available.

(7) Designated Person for Resale Certificates and Contact Information is:

Lisa Allen, CMCA, AMS,	Resale Certificate Fee: \$150
Twin Dolphins Homeowners Association, Inc.	Transfer Fee: \$75
4350 Ocean Dr.	
Corpus Christi, TX 78412	
361-854-5657	
twin5657@stx.rr.com	

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE CONDOMINIUM AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE CONDOMINIUM, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE CONDOMINIUM. 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 UNIT IN THE CONDOMINIUM. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

(8) Executed on behalf of the Association

Executed this 29 day of July, 2025.

James Owens

Title: President

Twin Dolphins Homeowners Association, Inc.

Signature: James L. Owens

Printed Name: James L. Owens

The State of Texas

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County of NUECES

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This instrument was acknowledged before me this 29th day of July, 2025,
by JAMES OWENS, President of Twin Dolphins Homeowners Association, Inc, a Texas non-
profit corporation, on behalf of said corporation.

[Signature]
Signature of Notary Public

LISA ALLEN
Printed Name of Notary





VG-85-2025-2025028357

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2025028357

Official Public Records

NOTICE

Recorded On: August 07, 2025 02:53 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$24.00



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: 2025028357
Receipt Number: 20250807000129
Recorded Date/Time: August 07, 2025 02:53 PM
User: Dusty G
Station: CLERK03

Record and Return To:

TWIN DOLPHINS HOMEOWNERS ASSOCIATION