

MANAGEMENT CERTIFICATE

BREEZEWAYS TOWNHOMES OWNERS ASSOCIATION, INC

The undersigned, being the Managing Agent of **BREEZEWAYS TOWNHOMES OWNERS 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 Texas Property Code does hereby certify as follows:

1. The name of the subdivision: **Breezeways Townhomes, (the "Subdivision")**
2. The name of the Association: **Breezeways Townhomes Owners Association, Inc, (the "Association")**
3. The recording data for the Subdivision Development is as follows:
Lot 6 C (6C), Block Thirty-two (32), Padre Island No. 1, a Subdivision of the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof ("Plat") recoded in Volume 64, Page 63, of the Map of Records, Nueces County, Texas.
4. The recording data for the declaration applicable to the Subdivision Development is as follows:

Declaration of Covenants and Conditions and Restrictions for Breezeways Townhomes Owners Association, Inc are recorded under Document No. **2005029565**, Public Records of Nueces County, Texas.

5. Name and mailing address of the Association is:

Breezeways Townhomes Owners Association, Inc
c/o Symmetry Commercial Management LLC
302 Rosebud Ave.
Corpus Christi, Texas 78404

6. Name and mailing address of the Association's managing agent is:

Symmetry Commercial Management LLC
302 Rosebud
Corpus Christi, Texas 78404
(361) 452-3648

7. The website address for Breezeways Townhomes Owners Association, Inc is:
symmetry-cm.com

8. There is a \$200.00 transfer fee relating to the property transfer for Breezeways Townhomes Owners Association, Inc and the current resale certificate fee is \$375.00.

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 SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Executed on this 21st day of August, 2024.

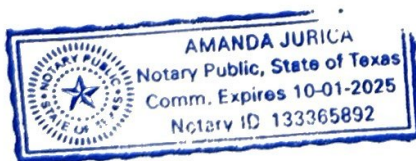
**Breezeways Townhomes Owners
Association, Inc
a Texas non-Profit Corporation**

By: _____

Patricia Wilde
Patricia Wilde, Managing Agent

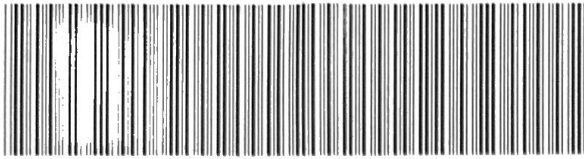
THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

BEFORE ME, the undersigned notary public, on this 21st day of August, 2024 personally appeared **Patricia Wilde, Managing Agent of Breezeways Townhomes Owners Association, Inc**, a Texas non-profit corporation, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Amanda Jurica

Notary Public in and for the State of Texas



VG-85-2024-2024031351

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2024031351

Official Public Records

NOTICE

Recorded On: September 17, 2024 01:46 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: 2024031351
Receipt Number: 20240917000096
Recorded Date/Time: September 17, 2024 01:46 PM
User: Lisa C
Station: CLERK08

Record and Return To:

BREEZEWAYS TOWNHOMES OWNERS ASSOCIATION