

## MANAGEMENT CERTIFICATE

### OLD COTTAGE BEACH NEIGHBORHOOD ASSOCIATION, INC.

The undersigned, being an Officer of **OLD COTTAGE BEACH NEIGHBORHOOD 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 the following:

1. The name of the subdivision: Old Cottage Beach (“**OCB**”).
2. The name of the Homeowners Association: Old Cottage Beach Neighborhood Association, Inc., (**the “Association”**).
3. The recording data for the Subdivision Development is as follows:

Old Cottage Beach, a subdivision of Aransas County, Texas as shown on the map or plat thereof recorded in Volume 5, Pages 33, Map Records of Aransas 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 Old Cottage Beach are recorded under Document No. 0000367846, Volume 1, Page 82, Public Records of Aransas County, Texas.

5. Name and mailing address of the Association is:

Old Cottage Beach Neighborhood Association, Inc.  
P.O. Box 2276  
Fulton, Texas 78358-2276

6. Name, address, telephone number, and email address of the person managing the Association, or the Association’s designated representative:

Marjorie Trosterud – President  
47 Old Cottage Beach Dr  
Rockport, TX 78382

Telephone: 410-474-9780

Email: [Marjorie.trosterud@live.com](mailto:Marjorie.trosterud@live.com)

7. Fees charged by the Association upon the sale or transfer of property:

Administrative Transfer Fee: \$100.00

Resale Certificate: ????

Also, any past due fees on the property must be paid before or at closing.

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 11<sup>th</sup> day of September, 2024.

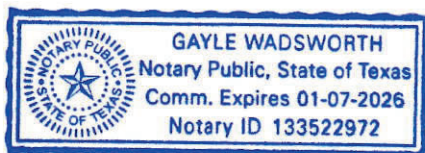
**Old Cottage Beach Neighborhood Association, Inc. a Texas Non-Profit Corporation**

By:

*R.D. Dias*  
Vice President  
*gwd*

THE STATE OF TEXAS     §  
  §  
COUNTY OF ARANSAS    §

BEFORE ME, the undersigned notary public, on this 11<sup>th</sup> day of September, 2024 personally appeared **Richard D. Dias, OCB Role of Vice President of Old Cottage Beach Neighborhood 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.



*Gayle Wadsworth*  
Notary Public in and for the State of Texas

THE STATE OF TEXAS

COUNTY OF ARANSAS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Aransas County, Texas.

406909 HOA Total Pages 3  
09/11/2024 03:15:44 PM Total Fees: \$29.00



*Misty Kimbrough*

Misty Kimbrough, County Clerk  
Aransas County, Texas



**Aransas County**  
Misty Kimbrough, County Clerk  
2817 Highway 35 N  
Rockport, Texas 78382-5711  
361-790-0122  
Physical Address:  
2817 Hwy. 35 North  
Rockport, TX 78382

**Receipt: 24-5301**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
HOA	HOA/POA GOVERNING DOCUMENT	\$29.00
	# Pages	2
	Document #	406909
	File Page	false
Recording Fee - \$5 1st Page, \$4 add pages		\$9.00
RecordsManagement		\$10.00
Archive Fee		\$10.00
<b>Sub-Total</b>		<b>\$29.00</b>
<b>Service Fee</b>		<b>\$2.00</b>
<b>Total</b>		<b>\$31.00</b>
Tender (Credit Card BP)		\$31.00
Transaction ID	22358799403	
Service Fee	\$2.00	
Credit Card #	*****1453	
Entry method	Chip	
Auth Code	06517A	
Credit Card Invoice #	BPI606S231	

Signature

Thank You!