

MANAGEMENT CERTIFICATE

Pursuant to Section 209.004 of the Texas Property Code, MARQUESAS TOWNHOME ASSOCIATION notifies the public of the following matters concerning Marquesas Townhomes:

1. The name of the Subdivision/townhome regime is MARQUESAS TOWNHOMES.
2. The name of the association is MARQUESAS TOWNHOME ASSOCIATION.
3. The plat of the subdivision/townhomes is recorded in Volume 67, Page 82, Map Records of Nueces County, Texas.
4. The Declaration is recorded under Doc. #2007061957, 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
(361) 949-2141
hoa@rentpadreisland.com
7. The website address for the Association is:
<https://www.rentpadreisland.com/marquesas-townhomes>
8. Fees charged by Association related to a property transfer:
Working capital: three months of the current dues
Resale Certificate: \$225

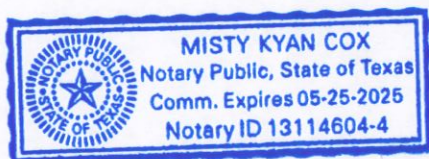
DATED: JANUARY 17, 2025

MARQUESAS TOWNHOME ASSOCIATION
A Texas Non-Profit Corporation

By: Christi Knoll
Christi Knoll, Managing Agent

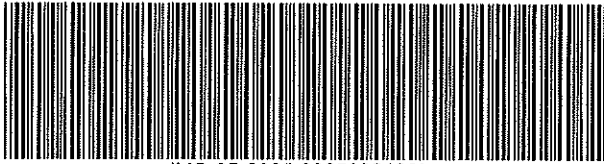
THE STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me on this 17th day of January, 2025 by Christi Knoll, Managing Agent of MARQUESAS TOWNHOME ASSOCIATION, a Texas Non-Profit Corporation, in said capacity and on behalf of said entity.



Misty Cox

Notary Public, State of Texas



VG-85-2025-2025002196

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2025002196

Official Public Records

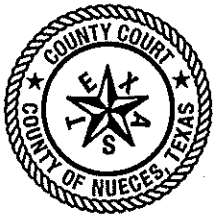
NOTICE

Recorded On: January 22, 2025 01:49 PM

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: 2025002196
Receipt Number: 20250122000125
Recorded Date/Time: January 22, 2025 01:49 PM
User: Lisa C
Station: CLERK08

Record and Return To:

COLDWELL BANKER ISLAND ESCAPES
14945 SPID

CORPUS CHRISTI TX 78418