

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
4600 OCEAN DRIVE CONDOMINIUM ASSOCIATION

The undersigned, being the President of 4600 Ocean Drive Condominium Association and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: 4600 Ocean Drive (the “**Condominium**”).
2. The name of the Condominium association: 4600 Ocean Drive Condominium Association, a Texas nonprofit corporation (the “**Association**”).
3. The location of the Condominium: 4600 Ocean Drive, Corpus Christi, TX 74812 (Nueces County).
4. The recording data for the Condominium: 4600 Ocean Drive Condominium Association, a Condominium in Nueces County, Texas, according to the map or plat thereof recorded as Document No. 630116 in the Plat Records of Nueces County, Texas, and all amendments or replats of said maps or plats, if any.
5. The recording data for the declaration:
 - a. Declaration and Master Deed, 4600 Ocean Drive Condominium, recorded as Document No. 129689 of the Official Public Records of Nueces County, Texas.
 - b. First Amendment to Declaration and Master Deed, 4600 Ocean Drive Condominium, recorded as Document No. 152819 of the Official Public Records of Nueces County, Texas.
 - c. Second Amendment to Declaration and Master Deed, 4600 Ocean Drive Condominium, recorded as Document No. 192035 of the Official Public Records of Nueces County, Texas.
 - d. Third Amendment to Declaration and Master Deed, 4600 Ocean Drive Condominium, recorded as Document No. 200331 of the Official Public Records of Nueces County, Texas.
 - e. Fourth Amendment to Declaration and Master Deed, 4600 Ocean Drive Condominium, recorded as Document No. 241834 of the Official Public Records of Nueces County, Texas.

- f. Fifth Amendment to Declaration and Master Deed, 4600 Ocean Drive Condominium, recorded as Document No. 247619 of the Official Public Records of Nueces County, Texas.
 - g. Sixth Amendment to Declaration and Master Deed, 4600 Ocean Drive Condominium, recorded as Document No. 315963 of the Official Public Records of Nueces County, Texas.
 - h. Seventh Amendment to Declarations and Master Deed, 4600 Ocean Drive Condominium, recorded as Document No. 462235 of the Official Public Records of Nueces County, Texas.
 - i. Seventh Amendment to Declarations and Master Deed, 4600 Ocean Drive Condominium, recorded as Document No. 539335 of the Official Public Records of Nueces County, Texas.
 - j. Eighth Amendment to Declarations and Master Deed, 4600 Ocean Drive Condominium, recorded as Document No. 595243 of the Official Public Records of Nueces County, Texas.
 - k. First Amendment to Contract of Sale, 4600 Ocean Drive Condominium Association, Inc., recorded as Document No. 1998056385 of the Official Public Records of Nueces County, Texas.
 - l. Ninth Amendment to Condominium Declaration, 4600 Ocean Drive Condominium, recorded as Document No. 1999003509 of the Official Public Records of Nueces County, Texas.
 - m. Tenth Amendment to Condominium Declaration, 4600 Ocean Drive Condominium, recorded as Document No. 1999003709 of the Official Public Records of Nueces County, Texas.
 - n. Eleventh Amendment to Declaration and Master Deed, 4600 Ocean Drive Condominium, recorded as Document No. 2019029407 of the Official Public Records of Nueces County, Texas.
 - o. Amendment to the Declaration and Master Deed of 4600 Ocean Drive Condominium, recorded as Document No. 2021002077 of the Official Public Records of Nueces County, Texas.
6. The mailing address of the Association: 4600 Ocean Drive, Corpus Christi, TX 74812; telephone (361) 220-5278; email: 4600office@gmail.com

7. The name and mailing address of the person managing the Association: Building/HOA Manager, 4600 Ocean Drive, Corpus Christi, TX 74812; telephone (361) 220-5278; email: 4600office@gmail.com
8. Website where Dedicatory Instruments of the Association are located: 4600oceandriveassoiatn.com
9. Fees charged by the Association for a property transfer:

Description	Fee
Resale Certificate	\$115
Reserve Fund Contribution (Three months of maintenance assessments)	Depends on unit size
Transfer Fee	\$95

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

Executed on this 11 day of NOV, 2025.

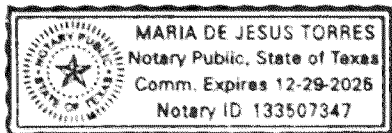
4600 OCEAN DRIVE CONDOMINIUM
ASSOCIATION
a Texas nonprofit corporation

By: Iris LaBelle
Printed Name: Iris LaBelle
Title: Property manager

THE STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on 20th day of November, 2025, by Mrs. La Belle, as President of 4600 Ocean Drive Condominium Association, a Texas nonprofit corporation, on behalf of said corporation.



Maria Torres
Notary Public In and For the State of Texas

**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2025042883

eRecording - Real Property

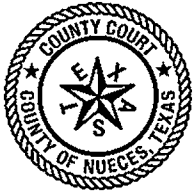
NOTICE

Recorded On: December 02, 2025 09:27 AM

Number of Pages: 4

" Examined and Charged as Follows: "

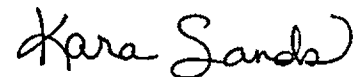
Total Recording: \$28.00



**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: 2025042883
Receipt Number: 20251202000027
Recorded Date/Time: December 02, 2025 09:27 AM
User: Lorena G
Station: CLERK04.nuecescc.local

Record and Return To:

Simplifile
484 North 300 West, Suite 202
Provo UT