

MANAGEMENT CERTIFICATE

Pursuant to Section 209.004 of the Texas Property Code, VILLAGE BY THE BEACH TOWNHOME ASSOCIATION notifies the public of the following matters concerning Village by the Beach Townhomes:

1. The name of the Subdivision/townhome regime is VILLAGE BY THE BEACH TOWNHOMES.
2. The name of the association is VILLAGE BY THE BEACH TOWNHOME ASSOCIATION.
3. The plat of the subdivision/townhomes is recorded in Volume 68, Pages 386-387, Map Records of Nueces County, Texas.
4. The Declaration is recorded under Doc. #2015046119, 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 and mailing address of the Management Company of the Association is:
Coldwell Banker Island Escapes
14945 S. Padre Island Dr.
Corpus Christi, TX 78418
hoa@rentpadreisland.com
7. The website address for the Association is:
<https://www.rentpadreisland.com/village-by-the-beach-townhomes>
8. Fees charged by Association related to a property transfer:
Working capital: three months of the current dues
Resale Certificate: \$225

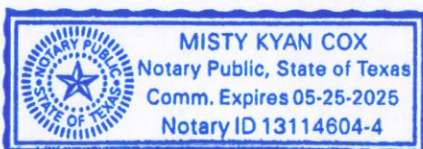
DATED: JANUARY 17, 2025

**VILLAGE BY THE BEACH TOWNHOME ASSOCIATION
A Texas Non-Profit Corporation**

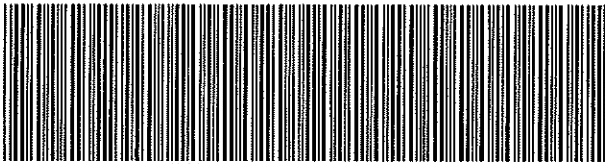
By: Christi Knoll
Christi Knoll, Managing Agent

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 **VILLAGE BY THE BEACH TOWNHOME ASSOCIATION**, a **Texas Non-Profit Corporation**, in said capacity and on behalf of said entity.



Misty Cox
Notary Public, State of Texas



VG-85-2025-2025002202

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2025002202

Official Public Records

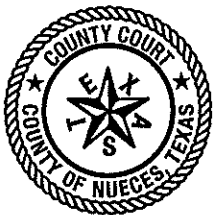
NOTICE

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

Kara Sands

***** 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: 2025002202
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