

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR

Beachwalk II, N.U.D. Homeowners Association, Inc.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 'The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Nueces §

1. Name of Subdivision: Beachwalk II, N.U.D.
2. Subdivision Location: Nueces County
3. Name of Homeowners Association: Beachwalk II, N.U.D. Homeowners Association, Inc.
4. Recording Data for Association:
 - 1998-06-03 1998023829 Articles of Incorporation, Bylaws and Declarations of Covenants, Conditions and Restrictions
5. Recording Data for Declaration:
 - 1998-06-30 1998028415 Ratification of Declarations of Covenants, Conditions and Restrictions
 - 2013-04-26 2013016208 Amendment Declarations of Covenants, Conditions and Restrictions
 - 2015-03-30 2015011413 Amended and Restated Declarations of Covenants, Conditions and Restrictions
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
 - 1998-06-03 1998023829 Bylaws
 - 2001-03-05 2001008740 Amendment to Bylaws
 - 2003-07-01 2003034384 Amendment to Bylaws and Declarations of Covenants, Conditions and Restrictions
 - 2012-06-15 2012022765 Certificate and Memorandum of Recording of Dedicatory Instruments
 - (1) Resolution of Beachwalk II N. U.D. Owners' Association, Inc. 's Board of Directors Regarding the Inspection and Copying of Books and Records (Exhibit A-1);
 - (2) Payment Plan and Priority of Payments Policies for Beachwalk II N.U.D. Owners' Association, Inc. (Exhibit A-2);
 - (3) Beachwalk II N. U.D. Owners' Association, Inc.'s Design Guidelines for the Installation of Rain Barrels and Rain Water Harvesting Systems (Exhibit A-3);
 - (4) Beachwalk II N. U.D. Owners' Association, Inc. 's Design Guidelines for the Display of Certain Religious Items (Exhibit A-4);
 - (5) Resolution of Beachwalk II N. U.D. Owners' Association, Inc. 's Board of Directors Regarding the Document Retention Policy (Exhibit A-5);
 - (6) Beachwalk II N. U.D. Owners' Association, Inc. 's Design Guidelines for the Installation of Certain Roofing Materials (Exhibit A-6);

- (7) Beachwalk II N. U.D. Owners' Association, Inc.'s Design Guidelines for the Installation of Solar Panels (Exhibit A-7);
- (8) Beachwalk II N. U.D. Owners' Association, Inc.'s Design Guidelines for the Installation of Flagpoles and Display of Flag (Exhibit A-8).
- (9) Beachwalk II N. U.D. Owners' Association, Inc.'s Resolution Regarding Third Party Collections (Exhibit A-9).
- (10) Beachwalk II N U.D. Owners' Association, Inc.'s Resolution Regarding the Institution of Foreclosure of Assessment Lien Proceedings (Exhibit A-10).
- (11) Beachwalk II N. U.D. Owners' Association, Inc.'s Resolution Regarding Meetings and Voting (Exhibit A-11).
- (12) Beachwalk II N. U.D. Owners' Association, Inc. 's Resolution Regarding Notice Required Before Enforcement Action (Exhibit A-12).
- 2016-01-27 2016003586 Pool Rules
- 2013-04-26 2013016209 Amendment to Bylaws
- 2019-01-24 2019003147 Facilities and Street Parking Policy Rules and Regulations
- 2019-03-26 2019011340 Amendment 1 Facilities and Street Parking Policy Rules and Regulations

7. Mailing Address and Contact Information for the Association and the Managing Agent:

B&S Management Team
4737 Mt Vernon
Corpus Christi, TX 78411
melaniebeaber@gmail.com ; jasonbeaber@gmail.com
361-290-9579 ; 361-548-2801

8. Website address for Association:

<https://beachwalk2hoa.org>

9. Fee(s) related to Property Transfer:

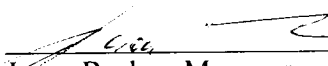
- Management Administrative Transfer Fee - \$175.00

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

Executed on this the 4 day of December 2023

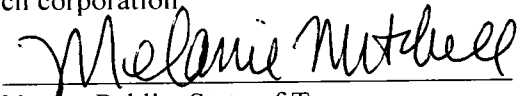
Beachwalk II, N.U.D. Homeowners Association, Inc., acting by and through its managing agent, B&S Management Team.



Jason Beaber, Manager

STATE OF TEXAS §
COUNTY OF NUECES §

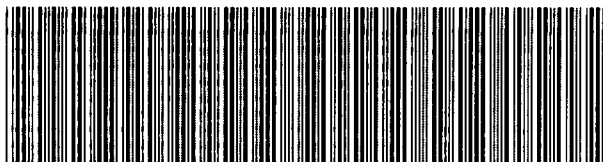
This instrument was acknowledged before me on the 4 day of December, 2023 by Jason Beaber, Owner with B&S Management Team, the managing agent for Beachwalk II, N.U.D. Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
B&S Management Team
4737 Mt Vernon
Corpus Christi, TX 78411





VG-85-2023-2023043909

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2023043909

Official Public Records

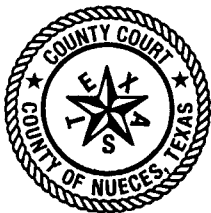
NOTICE

Recorded On: December 04, 2023 11:52 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$29.00



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: 2023043909
Receipt Number: 20231204000096
Recorded Date/Time: December 04, 2023 11:52 AM
User: Brenda R
Station: CLERK01

Record and Return To:

BEACHWALK II N U D HOMEOWNERS ASSOCIATION INC