

MANAGEMENT CERTIFICATE
for
COSTA BELLA PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF CALHOUN §

The undersigned being the Managing Agent of Costa Bella Property Owners 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 Property Code:

WHEREAS Section 209.004 of the Texas Property Code requires that the property owners' association files a management certificate in the real property records of the county in which the property is located;

NOW THEREFORE, the following information is provided to meet the requirements of Section 209.004 of the Texas Property Code and supersedes all previous management certificates, if any.

1. Name of the Subdivision: **Costa Bella**
2. Name of the Association: **Costa Bella Property Owners Association, Inc.**
3. Recording Data for the Subdivision:
 - a. Lots A-J being all the Property of the Subdivision, in the Santiago Gonzales Survey, Abstract 19, Calhoun County, Texas, according to that certain plat which was filed and recorded on May 28, 2004 in volume 2, Page 670 of the Calhoun County, Texas Plat Records under slide number 430-A.
4. Recording Data for the Declaration:
 - a. Declaration of Covenants, Conditions and Restrictions for Costa Bella, Recorded-Calhoun County Clerk's File No. **00097754**, filed **April 17, 2006**.
5. Name and mailing address for the association:

Costa Bella Property Owners Association, Inc.
c/o Palm Bay Rental Management
P.O. Box 181295
Corpus Christi, TX 78480

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P.O. Box 181295
Corpus Christi, TX 78480

6. Name, mailing address and email for the Managing Agent:

Palm Bay Rental Management
Attn. Debra Brock
P.O. Box 181295
Corpus Christi, Texas 78480
Office: (361) 949-1055
Email: debra@pipalmbay.com

Physical Address:
15217 S. Padre Island Dr,
Suite 100
Corpus Christi, Texas 78418
Fax: (361) 949-2206
Email: debra@pipalmbay.com

7. Amount and description of a fee or fees charged by the association in relation to a property transfer in the subdivision:

- a. Resale Certificate: \$100.00 Each
- b. Transfer Fee: \$50.00

8. Other information the Association considers appropriate:

Prospective purchasers are advised to independently examine the 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.

Date: August 7, 2025

By: 

Debra Brock
Palm Bay Rental Management
Managing Agent

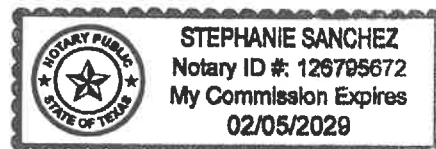
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The foregoing instrument was acknowledged before me by the said Debra Brock in her official capacity as Managing Agent of Costa Bella Property Owners Association, Inc. on this 7 day of AUGUST, 2025, on behalf of the said Association.


Notary Public – State of Texas

After Recording
Please Return To:

Palm Bay Rental Management
P.O. Box 181295
Corpus Christi, Texas 78480



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2025-02363

CTF Fee: \$29.00

08/07/2025 03:42 PM jholladay



Anna M. Goodman

Anna Goodman, County Clerk
Calhoun County, Texas