

**MANAGEMENT CERTIFICATE  
OF  
GULF BREEZE COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer of Gulf Breeze Community Association, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Gulf Breeze.
2. The name of the Association: Gulf Breeze Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Galveston County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Gulf Breeze, recorded under Document No. 2025015380 in the Official Public Records of Galveston County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Gulf Breeze Community Association, Inc., c/o Southern Property Management Group, 2120 16<sup>th</sup> Ave. S., Suite 202, Birmingham, AL 35205.
6. The name, mailing address, telephone number, and email address of the person managing the Association: Gulf Breeze Community Association, Inc., c/o Southern Property Management Group, 2120 16<sup>th</sup> Ave. S., Suite 202, Birmingham, AL 35205, Attn: Judy Reagan.

Name:	Gulf Breeze Community Association, Inc., c/o Southern Property Management Group
Mailing Address:	2120 16 <sup>th</sup> Ave. S., Suite 202 Birmingham, AL 35205
Attn:	Judy Reagan
Telephone Number:	205-568-2533
Email Address:	<u><a href="mailto:judy@southernpmg.com">judy@southernpmg.com</a></u>

7. Website to access the Association's dedicatory instruments:  
<https://southernpmg.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$200.00

Transfer Fee - \$275.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

**GULF BREEZE COMMUNITY ASSOCIATION, INC.,**  
a Texas nonprofit corporation

By: Rachael R Hall  
Name: Rachael R Hall  
Title: Manager

STATE OF TEXAS                   §  
   §  
COUNTY OF Galveston       §

This instrument was acknowledged before me on the 4<sup>th</sup> day of March, 2025, by Rachael Hall, the manager of Gulf Breeze Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Mary Gordon  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Mark D. Grobmyer, Esq.  
Winstead PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
Email: [mgrobmyer@winstead.com](mailto:mgrobmyer@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Gulf Breeze, recorded under Document No. 2025015380 in the Official Public Records of Galveston County, Texas, as the same may be amended from time to time.
2. Gulf Breeze Community Manual, recorded under Document No. 2025015499 in the Official Public Records of Galveston County, Texas, as the same may be amended and supplemented from time to time.
3. Gulf Breeze Adoption of Working Capital Assessment, recorded under Document No. 2025015498 in the Official Public Records of Galveston County, Texas.
4. Gulf Breeze Design Guidelines, recorded under Document No. 2025015500 in the Official Public Records of Galveston County, Texas.

ATTACHMENT 1

GULF BREEZE COMMUNITY ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

## FILED AND RECORDED

Instrument Number: 2025015582

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 04/04/2025 2:07PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a large, sweeping initial "D".

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*