

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
CONGRESSIONAL TOWNHOUSE 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: SCHANEN ESTATES
2. Subdivision Location: Nueces County
3. Name of Homeowners Association: CONGRESSIONAL TOWNHOUSE ASSOCIATION INC.
4. Recording Data for Association:
 - 1971-05-17 852217 Certificate of Incorporation
5. Recording Data for Declaration:
 - 1971-07-01 850161 Declaration of Covenants, Conditions, and Restrictions
 - 1971-07-07 852218 By-Laws
 - 1979-12-03 186787 Declaration of Covenants, Conditions, and Restrictions
 - 1991-12-16 843278 Amendment to Declaration of Covenants
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
 - 1987-06-23 560632 Notice of Assessments and Lien Rights
 - 2012-07-09 2012027062 Document Retention Policy
 - 2012-07-09 2012027063 Payment Plan Policy
 - 2012-07-09 2012027064 Records Compilation, Production and Copying Policy
 - 2012-09-27 2012038079 Rules and Regulations
 - 2012-11-09 2012046462 Maintenance Responsibilities
 - 2012-11-09 2012046463 Rules and Regulations
 - 2015-11-16 2015047127 Payment Plan Policy
 - 2015-11-16 2015047128 Document Retention Policy
 - 2015-11-16 2015047129 Copy and Reproduction policy
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://drive.google.com/drive/folders/10dcd500-IEdUa6rMh9Y3s0y7xhBZs-9L?usp=sharing>

Please contact management to gain access to website, association members must provide email address.

9. Fee(s) related to Property Transfer:

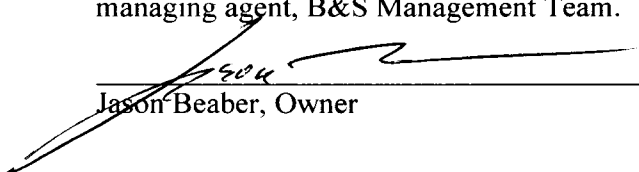
- Administrative Transfer Fee - \$175.00

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 18 day of September, 2023

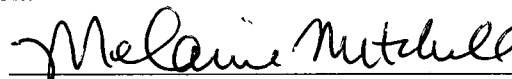
Congressional Townhomes Association, Inc., acting by and through its managing agent, B&S Management Team.


Jason Beaber, Owner

STATE OF TEXAS §
COUNTY OF NUESES §

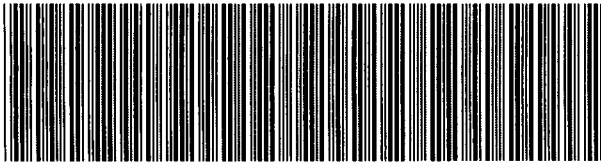
This instrument was acknowledged before me on the 18 day of September 2023 by Jason Beaber, Owner with B&S Management Team, the managing agent for Congressional Townhomes Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.





Notary Public, State of Texas

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



VG-85-2023-2023035068

**Nueces County
Kara Sands
Nueces County Clerk**

Instrument Number: 2023035068

Official Public Records

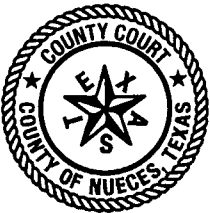
NOTICE

Recorded On: September 19, 2023 12:19 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$25.00



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: 2023035068
Receipt Number: 20230919000076
Recorded Date/Time: September 19, 2023 12:19 PM
User: Randall N
Station: CLERK10 2

Record and Return To:

B&S MANAGEMENT