

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
CALICOATTE ESTATES RESIDENTIAL COMMUNITY, 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: Callicoatte Estates Residential Community, Inc.
2. Subdivision Location: Nueces
3. Name of Homeowners Association: Callicoatte Estates Residential Community, Inc.
4. Recording Data for Association:

 Unit 2 recorded under Document No. 260829
 Unit 3 recorded under Document No. PL5118
 Unit 4 recorded under Document No. 30192
 Unit 5, Phase I, recorded under Document No. 2021032682
 Unit 5, Phase II, recorded under Document No. PL69666
 Unit 5, Phase III, recorded under Document No. 2021033722
5. Recording Data for Declaration and any amendments:

 DCCR's are recorded under Document No. 2021058171
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

 Community Manuel including Bylaws are recorded under Document No. 2021059022
7. Mailing Address and Contact Information for the Association and the Managing Agent:

 JellyBird HOA Management
 17319 San Pedro Ave, Suite #320
 San Antonio, TX 78232
 contact@JellyBirdHOA.com
 210-640-3911
 <https://jellybirdhoa.com/app/>
8. Fee(s) related to Property Transfer:
 - Administrative Transfer Fee - \$200.00
 - Resale Package = \$375.00
 - Rush for Resale Package:

- 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account (For Builders sales only) = \$120.00
 - Rush for Statement of Account (For Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (For Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

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.

Signed this 30th day of June, 2025.

Callicoatte Estates Residential Community, Inc.

By: Shelby Welch
Shelby Welch (of JellyBird HOA Management), Managing Agent

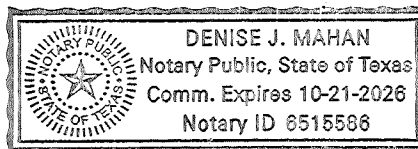
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on this 30th day of June, 2025 by Shelby Welch, representative of JellyBird HOA Management, the Managing Agent of Callicoatte Estates Residential Community, Inc., on behalf of said association.

Denise J. Mahan
Notary Public, State of Texas

After Recording, Return To:
JellyBird HOA Management
Attn: Transitions
17319 San Pedro, #320
San Antonio, TX 78232



**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2025023217

eRecording - Real Property

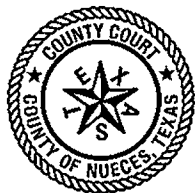
CERTIFICATE

Recorded On: June 30, 2025 12:03 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$24.00



**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: 2025023217
Receipt Number: 20250630000117
Recorded Date/Time: June 30, 2025 12:03 PM
User: Lisa C
Station: CLERK08

Record and Return To:

Simplifile
484 North 300 West, Suite 202
Provo UT