

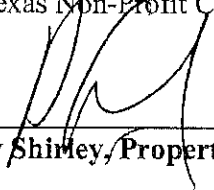
**MANAGEMENT CERTIFICATE**

Pursuant to Section 209.004 of the Texas Property Code, HAPPY SAILS TOWNHOME ASSOCIATION INC., notifies the public of the following matters concerning Happy Sails Townhomes:

1. The name of the subdivision/townhome regime is HAPPY SAILS TOWNHOMES.
2. The name of the association is HAPPY SAILS TOWNHOME ASSOCIATION, INC.
3. The plat of the subdivision/townhomes is recorded in Volume 62, Page 114, Map Records of Nueces County, Texas.
4. The Declaration is recorded under Clerk's File #2003028522, Official Public Records of Real Property of Nueces County, Texas.
5. The mailing address of the Association is:  
14517 S. Padre Island Dr.  
Corpus Christi, TX 78418
6. The name and mailing address of the Management Company of the Association is:  
Donna Shirley Realty Company  
14517 S. Padre Island Dr.  
Corpus Christi, TX 78418

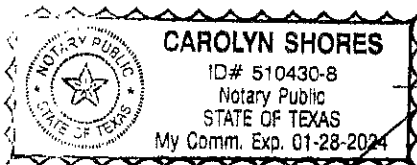
DATED: August, 31, 2021

HAPPY SAILS TOWNHOME ASSOCIATION  
A Texas Non-Profit Corporation

By:   
Peggy Shirley, Property Manager

THE STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me on this 7<sup>th</sup> day of Sept, 2021 by **Peggy Shirley, Property Manager of HAPPY SAILS TOWNHOME ASSOCIATION**, a Texas Non-Profit Corporation, in said capacity and on behalf of said entity.



  
Notary Public, State of Texas



\*VG-85-2021-2021046592\*

Nueces County  
Kara Sands  
Nueces County Clerk

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Instrument Number: 2021046592

Official Public Records

NOTICE

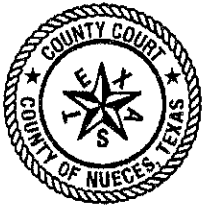
Recorded On: September 07, 2021 11:55 AM

Number of Pages: 2

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" Examined and Charged as Follows: "

Total Recording: \$21.00



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

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\*\*\*\*\* 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: 2021046592  
Receipt Number: 20210907000156  
Recorded Date/Time: September 07, 2021 11:55 AM  
User: Lisa C  
Station: CLERK03

Record and Return To:

PEGGY SHIRLEY