

MANAGEMENT CERTIFICATE
MARINA DEL SOL ONE COUNCIL OF CO-OWNERS, INC.

The undersigned, being an Officer of Marina Del Sol One Council of Co-Owners, Inc. (the "Association"), and in accordance with Section 82.116 of the Texas Property Code, does hereby certify as follows:

1. The name of the condominium regime is Marina Del Sol Condominiums (the "Condominium").
2. The name of the Association is Marina Del Sol One Council of Co-Owners, Inc. (the "Association").
3. The location of the condominium is 1400 Ocean Dr., Corpus Christi, Texas 78404.
4. The recording data for the Condominium is as follows:

Marina Del Sol Condominiums, a condominium regime in Nueces County, Texas, according to the Map or Plat thereof recorded in Volume 45, Page 66 of the Official Public Records of Nueces County, Texas.

5. The recording data for the declaration applicable to the Condominium, and all amendments thereto, is as follows:

Declaration of Condominium of Marina Del Sol One, recorded at 250081 of the Official Public Records of Nueces County, Texas.

Amendment of Declaration of Condominium, recorded at 452339 of the Official Public Records of Nueces County, Texas.

Amendment of Declaration of Condominium, recorded at 458806 of the Official Public Records of Nueces County, Texas.

Amendment of Declaration of Condominium, recorded at 2008035558 of the Official Public Records of Nueces County, Texas.

6. The name and mailing address of the Association is:

Marina Del Sol One Council of Co-Owners, Inc.
c/o Somerset Association Management
1400 Ocean Dr.
Corpus Christi, Texas 78404

7. The name, mailing address, telephone number, and email address of the management company for the Association is:

Somerset Association Management
1400 Ocean Dr.
Corpus Christi, Texas 78404
Tel: (512) 347-3017
Email: egouge@somersetassociations.com
Email: mds@marinadelsol.us

8. The website address at which the Association's dedicatory instruments are available is <https://marinadelsol.sites.townsq.io/0>.

9. The following described fees are charged by the Association in relation to a property transfer in the Condominium:

Transfer Fee	\$200.00
Resale Certificate	\$370.00
Reserve Contribution Amount	3x Monthly Dues
New Account Set-Up Fee	\$65.00
Move In Fee	\$450.00
Legacy Account Closure Fee	\$220.00

This Management Certificate is effective as of the 15th day of SEPTEMBER, 2025.

MARINA DEL SOL ONE COUNCIL OF CO-OWNERS, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Joseph Marino
Title: President MDS BOARD

THE STATE OF TEXAS §

COUNTY OF NUECES §

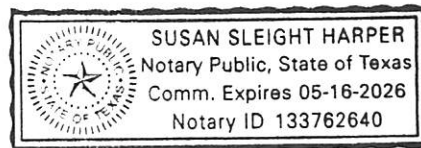
This instrument was acknowledged before me on 4th day of Sept, 2025, by Joseph Marino for Marina Del Sol One Council of Co-Owners, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[Signature]
Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

Gregory Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746



MANAGEMENT CERTIFICATE
MARINA DEL SOL ONE COUNCIL OF CO-OWNERS, INC.

THE STATE OF TEXAS, County of [illegible]

1999
2000
2001
2002
2003
2004
2005

James E. [illegible]
[illegible]
[illegible]
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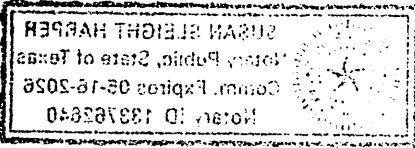
NOTARY PUBLIC, My Commission Expires [illegible]

THE STATE OF TEXAS, County of [illegible]

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THE STATE OF TEXAS, County of [illegible]

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VG-85-2025-2025031991

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2025031991

Official Public Records

NOTICE

Recorded On: September 04, 2025 02:16 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: 2025031991
Receipt Number: 20250904000108
Recorded Date/Time: September 04, 2025 02:16 PM
User: Lorena G
Station: CLERK04.nuecescc.local

Record and Return To:

MARINA DEL SOL ONE COUNCIL