

MANAGEMENT CERTIFICATE
for
MARINER'S CAY NO. 3 CONDOMINIUM COUNCIL OF CO-OWNERS, INC.

STATE OF TEXAS §
 §
COUNTY OF NUECES §

The undersigned being the Managing Agent of Mariner's Cay No. 3 Condominium Council of Co-Owners, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 109.004 of the Texas Property Code:

WHEREAS Section 109.004 of the Texas Property Code requires that the property owners' association file a management certificate in the real property records of the county in which the property is located;

NOW THEREFORE, the following information is provided to meet the requirements of Section 109.004 of the Texas Property Code and supersedes all previous management certificates, if any.

1. Name of the Subdivision: **Mariner's Cay #3 Condominiums**
2. Name of the Association: **Mariner's Cay # 3 Condominium Council of Co-Owners, Inc.**
3. Recording Data for the Subdivision:
 - a. Lot 17, Block 1, in Padre Island-Corpus Christi, Mariner's Cay Unit 2-A, a subdivision on Padre Island, Nueces County, Texas as shown by map or plat thereof recorded in Volume 39, Pages 193 and 194, of the map records of Nueces County, Texas.
 - b. For further recording date and property descriptions, refer to the information provided in the filings described in Section 4 below.
4. Recording Data for the Declaration:
 - a. Declaration of Covenants, Conditions and Restrictions for Mariner's Cay No. 3 Condominium Council of Co-Owners, Recorded – Nueces County Clerk's File No. 143226, Vol. 18, Pages 1003-1043 filed July 12, 1979.

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5. Name and mailing address for the Association:

Mariner's Cay No. 3 Condominium Council of Co-Owners
c/o Palm Bay Rental Management
P. O. Box 181295
Corpus Christi TX 78480

6. Name, mailing address, and email for the Managing Agent:

Palm Bay Rental Management
Attn: Mary McCoy
P.O. Box 181295
Corpus Christi, Texas 78480
Office: (361) 949-1055
Email: mary@pipalmbay.com

Physical Address:
15217 S. Padre Island Dr,
Suite 100
Corpus Christi, Texas 78418
Fax: (361) 949-2206
Email: mary@pipalmbay.com

7. Amount and Description of Fee(s) charged by the association in relation to a property transfer in the Subdivision:

Resale Certificate: \$100.00 Each
Transfer Fee: \$50.00

8. Other information the Association considers appropriate:

Prospective purchasers are advised to independently examine the 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.

Date: April 29, 2022

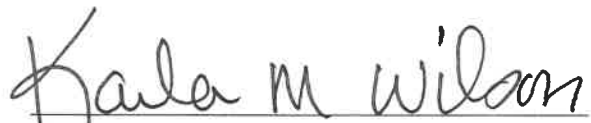
By: _____

Mary McCoy

Mary McCoy
Palm Bay Rental Management
Managing Agent

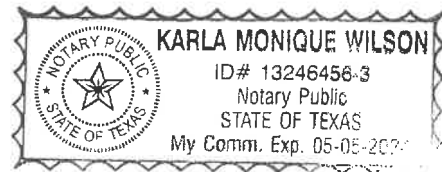
STATE OF TEXAS §
 §
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The foregoing instrument was acknowledged before me by the said Mary McCoy, in her official capacity as Managing Agent of Mariner's Cay No. 3 Condominium Council of Co-Owners. on this 29th day of April, 2022, on behalf of the said Association.


Notary Public – State of Texas

After Recording
Please Return to:

Palm Bay Rental Management
P.O. Box 181295
Corpus Christi, Texas 78480



**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2022022357

eRecording - Real Property

CERTIFICATE

Recorded On: May 06, 2022 01:24 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$29.00



**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

Kara Sands

******* 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: 2022022357
Receipt Number: 20220506000129
Recorded Date/Time: May 06, 2022 01:24 PM
User: Lisa C
Station: CLERK04.nuecescc.local

Record and Return To:

CSC
2411 Centerville Road, Suite 400

Wilmington DE