

Property Owners' Association Management Certificate
AMENDED
SHORELINE OAKS MASTER ASSOCIATION, INC.

Shoreline Oaks Master Association, Inc. files this Amended Management Certificate pursuant to the Texas Property Code for Residential Property Owners Protection Act, Section 209.004 Management Certificates, to provide the following information about Shoreline Oaks Master Association, Inc.

1. The name of the subdivision is Shoreline Oaks Subdivision.
2. The name of the association is Shoreline Oaks Master Association, Inc.
3. The plat of Shoreline Oaks Subdivision, Unit One, is recorded in Volume 64, Pages 255-256, Map Records of Nueces County, Texas and the plat of Shoreline Oaks Subdivision, Unit Two, is recorded in Volume 67, Pages 565-566, Map Records of Nueces County, Texas.
4. The Recording data for the Declaration is recorded at Document No. 2006010526 and the Amended and Restated Declaration of Covenants and Restrictions is recorded at Document No. 2019020233 of the Official Public Records of Nueces County, Texas.
5. The name and mailing address of the association are:
Shoreline Oaks Master Association, Inc.
c/o Pacesetter Steel Property Management, L. L. P.
5034 Holly Rd., Suite 2
Corpus Christi, TX 78411
6. The name, mailing address, telephone number, and e-mail address of the person managing the association is:
Pacesetter Steel Property Management, L. L. P.
Julie Cazalas—Agent; Office Phone: 361-992-4990
5034 Holly Rd., Suite 2
Corpus Christi, TX 78411
jmcazalas@corpuschristi-homes.com (primary)
bookkeeper@corpuschristi-rentalhomes.com (accounting)
 - Leave Voice Message, please include:
 - Full Name
 - Shoreline Oaks Address
 - Phone Number
 - Reason for Call
7. The website address which the dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is:
<https://shorelineoakshoa.managebuilding.com/Resident/public/home>
8. The amount and description of fees charged by the association relating to a property transfer in the subdivision are:
 - i. Resale Certificate \$75.00
 - ii. Transfer Fee \$225.00
 - iii. Fees relating to property transfer are due upon the sale or transfer of a Lot.
 - iv. Any unpaid or outstanding assessments, fees, fines or legal fees associated with a Lot are due upon transfer of a Lot.
9. Assessment Dues \$660 per year beginning 2026; \$55 monthly payment accepted; late fee \$20 on 16th.

IN WITNESS WHEREOF, the Shoreline Oaks Master Association, Inc. Board of Directors instructed the undersigned to execute these Policies and effect the recording on behalf of the Association.

SIGNED on this the 11 day of December, 2025.

SHORELINE OAKS MASTER ASSOCIATION, INC.

By (Signature):

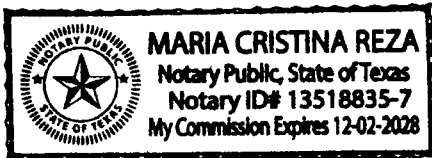
Name (Printed): Ludwina Pauline Hirvasoja

Title: Secretary, Board of Directors

STATE OF TEXAS §

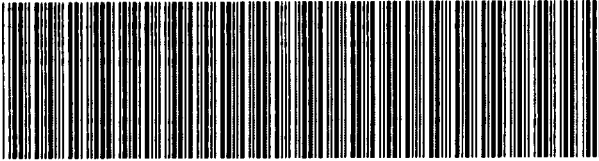
COUNTY OF NUECES §

This instrument was acknowledged before me on the 11th day of December, 2025, by (Print Name) Ludwina Pauline Hirvasoja, (Print Title) Secretary, Board of Directors of SHORELINE OAKS MASTER ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of such nonprofit corporation.



Maria Cristina Reza
Notary Public, State of Texas

After recording, return to:
Shoreline Oaks Master Association, Inc.
2150 Sky Crest Street
Corpus Christi, Texas 78418



VG-85-2025-2025044177

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2025044177

Official Public Records

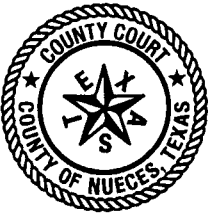
NOTICE

Recorded On: December 11, 2025 12:35 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: 2025044177
Receipt Number: 20251211000083
Recorded Date/Time: December 11, 2025 12:35 PM
User: Regina C
Station: CLERK01

Record and Return To:

SHORELINE OAKS MASTER ASSOCIATION /LUDWINA HIRVASOJA