

STATE OF TEXAS

COUNTY OF SAN PATRICIO

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**PROPERTY OWNERS' ASSOCIATION**  
**MANAGEMENT CERTIFICATE**

This Certificate is filed pursuant to Section 209.004 Texas Property Code which requires that an Association shall record in each county in which any portion of the residential subdivision is located a management certificate, signed and acknowledged by an officer of the association, providing the following information:

- (1) **The name of the subdivision:** Bay Harbor
- (2) **The name of the association:** Bay Harbor Channel Owners Association, Inc.
- (3) **The recording data for the subdivision:**

**Unit 1:** Clerk's file No. 612806 of the Official Records of San Patricio County, Texas

**Unit 2:** Clerk's file No. 601807 of the Official Records of San Patricio County, Texas

**Unit 3:** Clerk's file No. 612808 of the Official Records of San Patricio County, Texas

**Unit 4:** Clerk's file No. 612809 of the Official Records of San Patricio County, Texas

- (4) **The recording data for the declarations:**

**Unit 1:** Clerk's file No. 307397 in Volume 1856, Page 325 of the Deed Records of Nueces County, Texas, as modified by Judgment dated April 11, 2003 in the 135<sup>th</sup> District Court of Refugio County, Texas, a copy of which is recorded under Document No. 532204 of the Real Property Records of San Patricio County, Texas

**Units 2 & 3:** Clerk's file No. 419641 in Volume 1953, Page 170 of the Deed Records of Nueces County, Texas, as modified by Judgment dated April 11, 2003 in the 135<sup>th</sup> District Court of Refugio County, Texas, a copy of which is recorded under Document No. 532204 of the Real Property Records of San Patricio County, Texas

**Unit 4:** Clerk's file No. 869016 of the Deed Records of Nueces County, Texas as modified by Judgment dated April 11, 2003 in the 135<sup>th</sup> District

Court of Refugio County, Texas, a copy of which is recorded under Document No. 532204 of the Real Property Records of San Patricio County, Texas

(5) **The name and mailing address of the association:**

Bay Harbor Channel Owners Association, Inc.  
114 Sea Mist  
Aransas Pass, Tx 78336

(6) **The name and mailing address of the associations designated representative:**

Dee Dee Weber  
114 Sea Mist  
Aransas Pass, Tx 78336

(7) **Other information the association considers appropriate:** Prior to purchasing any lot in the subdivision, prospective purchasers are advised to (i) independently examine the Declarations, Amendments, By-laws and all other dedicatory instruments of the Association; (ii) obtain an official resale Certificate from the Association; and (iii) conduct a physical inspection of the property and common areas of the subdivision.

Bay Harbor Channel Owners Association, Inc.

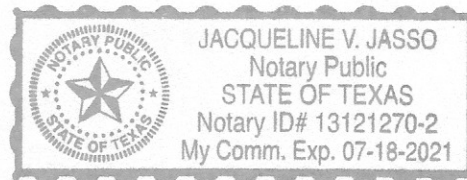
By: Raymond Gallagher  
Raymond Gallagher, President

**SUBSCRIBED AND SWORN TO BEFORE ME**, the undersigned authority, by Raymond Gallagher in his capacity as President of Bay Harbor Channel Owners Association, Inc., a Texas non-profit corporation, on this 16 day of January, 2018, to certify which witness my hand and seal of office.

Jacqueline V. Jasso  
Notary Public

AFTER RECORDING RETURN TO:

Michael A. McCauley  
Ostarch Hilmy & McCauley  
615 N. Upper Broadway, Ste # 800  
Corpus Christi, TX 78401



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Gracie Alaniz-Gonzales*

Gracie Alaniz-Gonzales  
County Clerk  
San Patricio County, Texas  
01/17/2018 02:31 PM  
Fee: \$30.00  
673964 MANCERT

*[Signature]*  
Raymond Calhoun, President

*[Signature]*  
Jacqueline V. Jasso

