

MANAGEMENT CERTIFICATE
for
Los Balcones Town Homes Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF NUECES §

The undersigned being the Managing Agent of Los Balcones Town Homes Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Property Code:

WHEREAS Section 209.004 of the Texas Property Code requires that the property owners' association files 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 209.004 of the Texas Property Code and supersedes all previous management certificates, if any.

1. Name of the Subdivision: **Los Balcones Townhomes**
2. Name of the Association: **Los Balcones Town Homes Association, Inc.**
3. Recording Data for the Subdivision:

Lot 1BR, Block 30, Padre Island Number 1, a subdivision of the City of Corpus Christi, Nueces County, Texas, as shown on the map of plat thereof recorded in Volume 66, Page 26, Map Records of Nueces County, Texas ("the Land"); said being land a replat of Lots 1B, 2B, and 3B, Block 30, Padre Island Number 1, Corpus Christi, Nueces County, Texas, and all improvements now or hereafter erected or constructed thereon.

4. Recording Data for the Declaration:
 - a. Name of Declaration., Recorded – Nueces County Clerk's File No. **2007025381**, filed **May 16, 2007**.
 - b. Amendment to the Declaration for Los Balcones Town Homes Association, Inc. recorded- Nueces County Clerk's File No. **2013018592**, filed **May 13, 2013**.

5. Name and mailing address for the association:

Los Balcones Town Homes Association, Inc.
c/o Palm Bay Rental Management
P.O. Box 181295
Corpus Christi, TX 78480

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Los Balcones Town Homes Association, Inc.
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: June 1, 2022

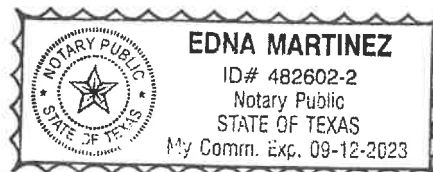
By: Mary McCoy
Mary McCoy
Palm Bay Rental Management
Managing Agent

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The foregoing instrument was acknowledged before me by the said Mary McCoy, in her official capacity as Managing Agent of Los Balcones Town Homes Association, Inc. on this 1st day of June, 2022, on behalf of the said Association.

Edna Martinez
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: 2022026873

eRecording - Real Property

CERTIFICATE

Recorded On: June 02, 2022 02:07 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$25.00



**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: 2022026873
Receipt Number: 20220602000153
Recorded Date/Time: June 02, 2022 02:07 PM
User: Lisa C
Station: CLERK04.nuecescc.local

Record and Return To:

CSC
2411 Centerville Road, Suite 400
Wilmington DE