# MANAGEMENT CERTIFICATE for GOIN' COASTAL COTTAGES TOWNHOMES ASSOCIATION, INC.

STATE OF TEXAS

§

COUNTY OF NUECES

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The undersigned being the Managing Agent of GOIN' COASTAL COTTAGES TOWNHOMES 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 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 209.004 of the Texas Property Code and supersedes all previous management certificates, if any.

- 1. Name of the Subdivision: Goin' Coastal Cottages Townhomes
- 2. Name of the Association: Goin' Coastal Cottages Townhomes Association, Inc.
- 3. Recording Data for the Subdivision:
  - a. Lot 10A, Block Two Hundred Twenty (220), PADRE ISLAND-CORPUS CHRISTI SECTION 4, a Subdivision on Padre Island, Nueces County, Texas, as shown by the map or plat thereof ("Plat") recorded in Volume 62, Pages 177-178, Map records of Nueces County, Texas, to which reference is here made for all pertinent purposes.
  - 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 Goin' Coastal Cottages Townhomes, Recorded Nueces County Clerk's File No. 2003039169, filed July 28, 2003.
  - b. Amendment to Declaration for Goin' Coastal Cottages Townhomes, Recorded-Nueces County Clerk's File No. 2004000158, filed December 31, 2003.
- 5. Name and mailing address for the Association:

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STATE OF TEXAS §

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The undersigned being the Managing Agent of GOIN' COASTAL COTTAGES TOWNHOMES 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 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 209.004 of the Texas Property Code and supersedes all previous management certificates, if any.

- 1. Name of the Subdivision: Goin' Coastal Cottages Townhomes
- 2. Name of the Association: Goin' Coastal Cottages Townhomes Association, Inc.
- 3. Recording Data for the Subdivision:
  - a. Lot 10A, Block Two Hundred Twenty (220), PADRE ISLAND-CORPUS CHRISTI SECTION 4, a Subdivision on Padre Island, Nueces County, Texas, as shown by the map or plat thereof ("Plat") recorded in Volume 62, Pages 177-178, Map records of Nueces County, Texas, to which reference is here made for all pertinent purposes.
  - 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 Goin' Coastal Cottages Townhomes, Recorded Nueces County Clerk's File No. 2003039169, filed July 28, 2003.
  - b. Amendment to Declaration for Goin' Coastal Cottages Townhomes, Recorded-Nueces County Clerk's File No. 2004000158, filed December 31, 2003.
- 5. Name and mailing address for the Association:

Goin' Coastal Cottages Townhomes 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: Debra Brock

P.O. Box 181295

Corpus Christi, Texas 78480

Office: (361) 949-1055

Email: debra@pipalmbay.com

Physical Address:

15217 S. Padre Island Dr.

Suite 100

Corpus Christi, Texas 78418

Fax: (361) 949-2206

Email: debra@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

Working Capital: 1/4th of the current annual fee

Reserve Account: Equal to two (2) months assessments

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: August 7,2025

By:

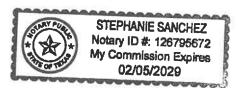
Debra Brock

Palm Bay Rental Management

Managing Agent

STATE OF TEXAS §
COUNTY OF NUECES §

The foregoing instrument was acknowledged before me by the said Debra Brock, in her official capacity as Managing Agent of Goin' Coastal Cottages Townhomes Association, Inc. on this \_\_\_\_\_ day of \_\_\_\_\_\_\_, 2025, on behalf of the said Association.



After Recording Please Return to:

Palm Bay Rental Management P.O. Box 181295 Corpus Christi, Texas 78480 Notary Public State of Texas

### Nueces County Kara Sands Nueces County Clerk

Instrument Number: 2025028398

eRecording - Real Property

NOTICE

Recorded On: August 08, 2025 08:09 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$28.00



#### 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:

Record and Return To:

Document Number:

2025028398

Simplifile

Receipt Number:

20250807000163

484 North 300 West, Suite 202

Recorded Date/Time:

August 08, 2025 08:09 AM

User:

Regina C

Provo UT

Station:

CLERK05