

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
CAMPECHE SHORES HOMEOWNERS ASSOCIATION, INC.**

**STATE OF TEXAS**                   §  
  §  
**COUNTY OF GALVESTON**       §

**Whereas** section 209.004 of Texas Property Code requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

**WHEREAS** the Campeche Shores Homeowners Association, Inc. is a property owners' association as defined in Section 209.003 of the Texas Property Code and has property located in Galveston County, Texas,

**NOW THEREFORE**, the following information is provided to meet the requirements of Section 209.004 of the Texas Property Code and supersedes all prior Management Certificates, if any.

- (1) The name of the subdivision is Campeche Shores
- (2) The name of the association is Campeche Shores Homeowners Association, Inc.
- (3) The subdivision is recorded with Map and Plat Records of Galveston County, Texas, along with any supplements, amendments or replats thereto, as follows:
  - (a) Campeche Shores Subdivision, Clerk File No. 2004016625 File Date 3/17/2004
  - (b) Campeche Shores Replat, Clerk File No. 2004034023 File Date 5/25/2004
  - (c) Partial Replat of Campeche Shores Replat, Clerk File No. 2005051414 File Date 7/29/2005
  - (d) Contoy Court at Campeche Shores, Clerk File No. 2006054051 File Date 8/11/2006
  - (e) Izamal Court at Campeche Shores, Clerk File No. 2006085622 File Date 12/20/2006
  - (f) Izamal Court at Campeche Shores Replat, Clerk File No. 2015053580 File Date 8/21/2015
  - (g) Merida Court at Campeche Shores, Clerk File No. 2005051413 File Date 07/29/2005
  - (h) Tulum Court at Campeche Shores, Clerk File No. 2006054050 File Date 8/11/2006
- (4) The Declarations for the Association are recorded in the Real Property Records of Galveston County, Texas, along with any amendments or supplements thereto, as follows (County Recording Data is listed below):
  - (a) File Date 7/6/2004 Clerk File No. 2004044815
  - (b) File Date 10/4/2004 Clerk File No. 2004067058
  - (c) File Date 11/5/2004 Clerk File No. 2004073871
  - (d) File Date 8/3/2005 Clerk File No. 2005053012
  - (e) File Date 4/22/2013 Clerk File No. 2013024244
- (5) The name and mailing address of the Association is: Campeche Shores Homeowners Association, Inc., c/o C.K.M. Property Management, Inc., P.O. Box 160, Tomball, Texas 77377; 281-255-3055

(6) The name and mailing address of the Association's designated representative is:  
C.K.M. Property Management, Inc., P.O. Box 160, Tomball, Texas 77377. Contact  
Information at email address: ckm1@ckm1.com.

(7) The Association's website is www.cshoagt.org.

(8) Fees Related to Property Transfer:

- (a) Resale Certificate: \$300.00
- (b) Transfer Fee: \$200.00
- (c) Expedite Fee for Resale Certificate: \$50.00
- (d) Update Resale Certificate: \$75.00

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

EXECUTED on this 5<sup>th</sup> day of October 2021.

Signature: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

*Susan L. Gonzales*

Susan L. Gonzales

C.K.M. Property Management, Inc.

Managing Agent for

Campeche Shores Homeowners Association, Inc.

STATE OF TEXAS

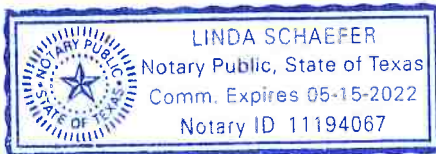
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COUNTY OF GALVESTON §

**BEFORE ME**, the undersigned notary public, on this day personally appeared the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

**SUBSCRIBED AND SWORN TO BEFORE ME** on the 5<sup>th</sup> day of October 2021, to certify which witness my hand and official seal.



Signature: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

*Linda Schaefer*

Linda Schaefer

Notary in and for the State of Texas

My commission expires on  
5/15/2022

**AFTER RECORDING RETURN TO:**

C.K.M Property Management, Inc.  
P.O. Box 160  
Tomball, TX 77377-0160  
281-255-3055

## FILED AND RECORDED

Instrument Number: 2021075075

Recording Fee: 30.00

Number Of Pages:3

Filing and Recording Date: 10/14/2021 8:33AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*