

MANAGEMENT CERTIFICATE  
*for*  
PADRE PALM BAY TOWNHOMES ASSOCIATION, INC.

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STATE OF TEXAS           §  
                                     §  
COUNTY OF NUECES     §

The undersigned being the Managing Agent of Padre Palm Bay 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: **Palm Bay Village**
2. Name of the Association: **Padre Palm Bay Townhomes Association, Inc.**
3. Recording Data for the Subdivision:
  - a. Lot 8 AR (8AR), Block One Hundred Ninety-One (191), 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 65, Pages 169-170, 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 Palm Bay Village, recorded – Nueces County Clerk's File No. **2006043439**, filed **August 23, 2006**.
  - b. Amendment to the Declaration for Palm Bay Village, recorded- Nueces County Clerk's File No. **2006049329**, filed on **September 14, 2006**.
  - c. Second Amendment to the Declaration for Palm Bay Village, recorded- Nueces County Clerk's File No. **2007039984**, filed on **June 27, 2007**.

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5. Name and mailing address for the association:

Padre Palm Bay 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](mailto:debra@pipalmbay.com)

Physical Address:  
15217 S. Padre Island Dr,  
Suite 100  
Corpus Christi, Texas 78418  
Fax: (361) 949-2206  
Email: [debra@pipalmbay.com](mailto: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: 1/4<sup>th</sup> of the current annual fee

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 Padre Palm Bay Townhomes Association, Inc. on this 7 day of AUGUST, 2025, on behalf of the said Association

  
\_\_\_\_\_  
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**

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**Instrument Number:** 2025028384

eRecording - Real Property

**CERTIFICATE**

**Recorded On:** August 07, 2025 03:51 PM

**Number of Pages:** 4

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**" 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*

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**\*\*\*\*\* 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:** 2025028384  
**Receipt Number:** 20250807000147  
**Recorded Date/Time:** August 07, 2025 03:51 PM  
**User:** Margarita S  
**Station:** CLERK12

**Record and Return To:**

Simplifile  
484 North 300 West, Suite 202  
  
Provo UT