

Management Certificate  
*For*  
**The Owners Association of Rancho Vista, Inc.**

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In accordance with Texas Property Code section 209.001, of the Texas Residential Property Owners protection Act, **The Owners Association of Rancho Vista, Inc.**, a Texas non-profit corporation, certifies as to the following:

1. **Name of Subdivision:** RANCHO VISTA SUBDIVISION UNIT 1.
2. **Name of the Association:** The Owners Association of Rancho Vista, Inc.
3. **Recording Data for the Subdivision:** The recording data for the subdivision is recorded in the Official Public Records of Nueces County, Texas; Volume 64, pages 225-226.
4. **Recording Data for the Declaration:** The Declaration is recorded and executed on the 23<sup>rd</sup> day of August, 2005 under file No. 2005046871 in Nueces County Deed Records.
5. **The name and mailing address of the Association:**

**The Owners Association of Rancho Vista, Inc.**  
**c/o PMI Corpus Christi**  
P.O. Box 181046  
Corpus Christi, TX 78480

6. **The name and mailing address of the person managing the Association:**

**Jason Wendt**  
PMI Corpus Christi  
P.O. Box 181046  
Corpus Christi, TX 78480

7. **Website Address:** <https://pmicc.cincwebaxis.com/RVH>

8. **Association Property Resale and Transfer Fees:**

**Resale Certificate with required Documents:** \$375.00  
**Statement of Account:** \$60.00  
**HOA Transfer Fee:** \$50.00  
**Admin Transfer Fee:** \$200.00  
**Working Capital Fee (Initial Sale Only):** 100% of the then annual assessment.

9. **Association Resale Package Ordering:** Resale certificates are ordered online through Condo Certs at the above fees. Other fees may be charged for payment processing, rushed orders, updates, or stand-alone documents. Please refer to the Condo Certs website below to place orders and review package options. <https://pmicorpuschristi.condocerts.com/resale/>

10. Association Collection Activity Fees:


**Pre-Collections 45 Day Legal Notice:** \$75.00

**Collections Activation Processing Fee:** \$90.00

Executed on this 14 day of April, 2025.

**The Owners Association of Rancho Vista, Inc.,**

**a Texas Non-profit Corporation**

By:   
Jason Wendt, Manager

The State of Texas \*

County of Nueces \*

This instrument was acknowledged before me on this 14 day of April, 2025, by **Jason Wendt**, Manager of The Owners Association of Rancho Vista, Inc., a Texas Non-Profit corporation, in said capacity and on behalf of said entity.





Notary Public in and for the State of TEXAS

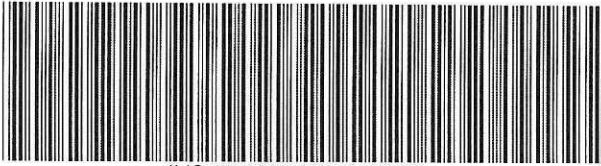
**AFTER RECORDING RETURN TO:**

**PMI CORPUS CHRISTI**

**Jason Wendt**

P.O. Box 181046

Corpus Christi, TX 78480



\*VG-85-2025-2025013247\*

**Nueces County  
Kara Sands  
Nueces County Clerk**

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**Instrument Number:** 2025013247

Official Public Records

NOTICE

Recorded On: April 15, 2025 01:59 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$24.00



**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: 2025013247  
Receipt Number: 20250415000138  
Recorded Date/Time: April 15, 2025 01:59 PM  
User: Dusty G  
Station: CLERK03

**Record and Return To:**

RANCHO VISTA