

**MANAGEMENT CERTIFICATE  
FOR  
SUNFLOWER BEACH CONDOMINIUM COMMUNITY, INC.**

The undersigned, being an officer of the Sunflower Beach Condominium Community, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Sunflower Beach Condominiums (the "**Condominium**").
2. The name of the condominium community: Sunflower Beach Condominium Community, Inc., a Texas non-profit corporation (the "**Community**").
3. The location of the condominium: Lot 11, Block 4, Sunflower Beach P.U.D. Unit 1, a Subdivision of the City of Port Aransas, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume 68, Pages 513-514, Map Records of Nueces County, Texas.
4. The recording data for the declaration: The Community is a Texas non-profit corporation established to administer common elements and the affairs of the Condominium established pursuant to Chapter 82 of the Texas Uniform Condominium Act and the terms and provisions of that certain Development Area Declaration of Condominium Regime for Sunflower Beach Condominiums, recorded as Document No. 2022026270, Official Public Records of Nueces County, Texas.
5. The mailing address of the association: Sunflower Beach Condominium Community, Inc., c/o Associa Hill Country, 300 East Sonterra Boulevard, Suite 250, San Antonio, Texas 78258.
6. The name and mailing address of the person managing the association: Sunflower Beach Condominium Community, Inc., c/o Associa Hill Country, Attn: Lynn Harmon, 300 East Sonterra Boulevard, Suite 250, San Antonio, Texas 78258.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the 1<sup>st</sup> day of June, 2022.

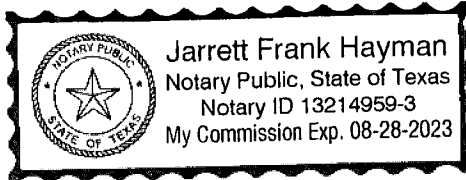
SUNFLOWER BEACH CONDOMINIUM  
COMMUNITY, INC., a Texas non-profit  
corporation

By: [Signature]  
LANCE HUGHES, President

THE STATE OF TEXAS                   §  
COUNTY OF TRAVIS                   §

This instrument was acknowledged before me on the 25<sup>th</sup> day of MAY, 2022, by  
LANCE HUGHES, President of Sunflower Beach Condominium Community, Inc., a Texas  
non-profit corporation, on behalf of said corporation.

[SEAL]



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701

**Nueces County  
Kara Sands  
Nueces County  
Clerk**

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**Instrument Number:** 202207023

eRecording - Real Property

CERTIFICATE

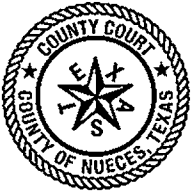
Recorded On: June 03, 2022 08:51 AM

Number of Pages: 3

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**" 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



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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: 202207023  
Receipt Number: 20220603000037  
Recorded Date/Time: June 03, 2022 08:51 AM  
User: Lisa C  
Station: CLERK04.nuecescc.local

**Record and Return To:**

Simplifile  
484 North 300 West, Suite 202  
Provo UT