

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
COMMODORE'S COVE PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

The undersigned, being the President of Commodore's Cove Property Owners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association.

1. Name of Subdivision: The name of the subdivision is Commodore's Pointe.
2. Name of Association: The name of the Association is Commodore's Cove Property Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Commodore's Pointe P.U.D. 2 Unit 1, a subdivision in Nueces County, Texas according to the map or plat thereof recorded in Volume 64, Page 275 of the Map Records of Nueces County, Texas, and all amendments to or replats of said maps or plats, if any.
 - b. Commodore's Pointe P.U.D. 2 Unit 2, a subdivision in Nueces County, Texas according to the map or plat thereof recorded in Volume 65, Page 87, *et seq.*, of the Map Records of Nueces County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Commodore's Pointe P.U.D. 2 Unit 3, a subdivision in Nueces County, Texas according to the map or plat thereof recorded in Volume 65, Page 89, *et seq.*, of the Map Records of Nueces County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Commodore's Pointe.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Commodore's Pointe.

- (3) First Supplemental Declaration of Covenants, Conditions and Restrictions for Commodore's Pointe.
- (4) Special Warranty Deed.

b. Recording Information:

- (1) Nueces County Clerk's File No. 2006000529.
- (2) Nueces County Clerk's File No. 2010021787.
- (3) Nueces County Clerk's File No. 2006023845.
- (4) Nueces County Clerk's File No. 2020030322.

- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Commodore's Cove Property Owners Association, Inc., 14493 South Padre Island Dr., Suite A PMB506, Corpus Christi, Texas 78418.
- 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Tom Wilson, President. Address: 14493 South Padre Island Dr., Suite A PMB506, Corpus Christi, Texas 78418. Phone Number: 361.480.8560. Email Address: commodorescovepoa@gmail.com.
- 7. The Association's Dedicatory Instruments are Available to Members Online at: www.sites.google.com/view/commodorescovepoa
- 8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$100
Resale Certificate Update Fee	\$50

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

Executed on this 18th day of APRIL, 2024.

COMMODORE'S COVE PROPERTY OWNERS
ASSOCIATION, INC.

By: *Tom P. Wilson*

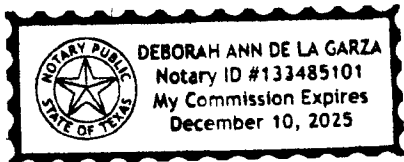
Printed: Tom Wilson

Its: President

THE STATE OF TEXAS §
 §
COUNTY OF Nueces §

BEFORE ME, the undersigned notary public, on this 18th day of April, 2024 personally appeared Tom Wilson, the President of Commodore's Cove Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Deborah Ann DeLaGarza
Notary Public in and for the State of Texas



**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2024014191

eRecording - Real Property

NOTICE

Recorded On: April 29, 2024 04:24 PM

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:

Document Number: 2024014191
Receipt Number: 20240429000151
Recorded Date/Time: April 29, 2024 04:24 PM
User: Lourdes V
Station: CLERK13

Record and Return To:

CSC
2411 Centerville Road, Suite 400
Wilmington DE