

MANAGEMENT CERTIFICATE
For
PELICAN BAY HOMEOWNERS TOWNHOUSE ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF SAN PATRICIO §

The undersigned being the Managing Agent of Pelican Bay Homeowners Townhouse Association, 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 files 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: **Pelican Bay Townhomes**
2. Name of the Association: **Pelican Bay Homeowners Townhouse Association, Inc.**
3. Recording Data for the Subdivision:
 - a. Townhome Units B, C, D, E and F and G, H, I, J, K, L, M, N, O, P, Q, R and S-R, T-R, U-R, V-R and W-R, and all adjacent common areas, and being further described at the Replat of Portland Townsite, Lot B1, Block 21, TIER "G", filed under Clerk's File No. 328343, Envelope A15 of the Map Records of San Patricio County, Texas and the Replat of the Portland Townsite, Lot B2, Block 21, TIER "G", filed under Clerk's File No. 332085, Envelopes A-21 & A-22, Map Records of San Patricio County, Texas and Replat at Clerk's File No. 562022 of the Official Public Records of San Patricio County, Texas and Envelope 1309, Tube 28-2 of the Map Records and Second Amended Plat, filed August 22, 2008 at Clerk's File No. 583430 of the Official Public Records and at Envelope 1389-1390, Tube 2-3 of the Map Records of San Patricio County, Texas, which all are a replat of Lots B1 and B2, Block 21, TIER "G" being a replat of a portion of Lots 12, 13, 14, 20-24 and all of Lots 15 through 19, Block 21, TIER "G", Portland Townsite, a map of which is recorded in Volume 1, Page 5A, Map Records of San Patricio County, Texas.
 - b. For further recording date and property descriptions, refer to the information provided in the filings described in Section 4 below.

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 - 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 Pelican Bay Homeowners Townhouse Association Recorded – San Patricio County Clerk's File No. **327703**, filed **May 4, 1984**

5. Name and mailing address for the association:

Pelican Bay Homeowners Townhouse Association
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

Physical Address:
15217 S. Padre Island Dr,
Suite 100
Corpus Christi, Texas 78418
Fax: (361) 949-2206
Email: 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: 2/12^{ths} 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 Pelican Bay Homeowners Townhouse Association. 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



**San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk**

Instrument Number: 753826

eRecording - Real Property

CERTIFICATE

Recorded On: August 07, 2025 03:44 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 753826
Receipt Number: 20250807000044
Recorded Date/Time: August 07, 2025 03:44 PM
User: Patricia V
Station: Guecclrk14-pc.spc.localst account

Record and Return To:

SIMPLIFILE



STATE OF TEXAS

San Patricio 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 San Patricio County, Texas**

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX