

TEXAS PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

## MANAGEMENT CERTIFICATE

*(Texas Property Code Section 209.004)*

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code. This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE is made effective as of August 6, 2026 by Tuscan Villas at Rockport Country Club Owners Association, Inc., a Texas nonprofit corporation (the "Association").

**1. Name of the Subdivision**

**Tuscan Villas at Rockport Country Club**

**2. Name of the Association**

**Tuscan Villas at Rockport Country Club Owners Association, Inc.**

**3. Recording Data for the Subdivision**

**The plat(s) of the Subdivision are recorded in the Official Public Records of Aransas County, Texas, as follows:**

**Rockport Fairway Villas, Ltd., Aransas County, Lot No. Five (5), Block No. One (1), Rockport Country Club Estates, Unit No. Two-A (2-A), Aransas County, Texas, according to the plat thereof recorded in Volume 4, Page 66, Plat records of Aransas County, Texas.**

**Dated August 10, 2000, Clerks file No 234909**

**4. Recording Data for the Declaration and any Amendments**

**The Declaration and any amendments thereto are recorded in the Official Public Records of Aransas County, Texas, as follows:**

**Original Declaration: Aug 10, 2000, Clerks File No. 234909 \_ROCKPORT FAIRWAY VILLAS, LTD.**

**Amendment(s):**

**Feb 4, 2014 Clerks File No, 335963**

**Jun 20, 2007 Clerks File No. 292670**

**Dec 30, 2013 Clerks File No. 333182**

**June 25 2014 Clerks File No. 335964**

**May 12, 2016 Clerks File No. 348019 and 348020**

**Feb 6, 2018 Clerks File No. 359499 and 359501 and 359502**

**May 11, 2022 Clerks File No. 389846**

**Aug 6, 2026 Clerks File No. 418323**

**5. Name and Mailing Address of the Association**

**Tuscan Villas at Rockport Country Club Owners Association, Inc.**

**C/O Garry Cate**

**105 N. Magnolia St.**

**Rockport, TX 78382**

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**6. Person Managing the Association or Designated Representative**

**Name:** Frederick Gibbs  
**Mailing Address:** 401 Inverrary Unit 1, Rockport, TX 78382  
**Telephone:** (361) 205-7568  
**E-mail Address:** [fredgibbs@gmail.com](mailto:fredgibbs@gmail.com)

**7. Website Address (Dedictory Instruments)**

The website address (if any) on which the Association's dedicatory instruments are available:

N/A

**8. Fees Relating to a Property Transfer**

Amount and description of any fee or fees charged by the Association relating to a property transfer in the Subdivision:

None

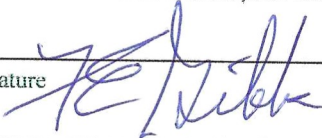
**9. Other Information the Association Considers Appropriate**

This Management Certificate is executed and recorded pursuant to Texas Property Code 209.004. Any changes to the information contained in this certificate will be reflected by the recording of an amended Management Certificate as required by applicable law.

On Feb 27, 2024 the Regular Assessment was changed by the Board, from \$125.00 per month, per lot to \$140.00 per month, per lot.

IN WITNESS WHEREOF, the undersigned has executed this Certificate as of the effective date first written above.

Signature



Printed Name

Frederick Gibbs

Title (Officer or Managing Agent)

Secretary/Treasurer

Name of Association

TUSCAN VILLAS AT ROCKPORT COUNTRY CLUB OWNERS ASSOCIATION, INC.

**NOTARY ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF ARANSAS

This instrument was acknowledged before me on the 6 day of August, 2026, by Frederick Gibbs, in his/her capacity as Secretary of Tuscan Villas At Rockport Country Club Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Tina Louise Loring

Notary Public, State of Texas

My Commission Expires: 04-30-2029



**THE STATE OF TEXAS**

**COUNTY OF ARANSAS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Aransas County, Texas.

**418326 HOA Total Pages: 3**  
**08/06/2026 11:31:44 AM Total Fees: \$29.00**



*Misty Kimbrough*

Misty Kimbrough, County Clerk  
Aransas County, Texas