

MANAGEMENT CERTIFICATE
for
Sunset Dunes Townhomes Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF NUECES §

The undersigned being the Managing Agent of Sunset Dunes Townhomes Association, Inc., 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: **Beachside Townhomes**
2. Name of the Association: **Sunset Dunes Townhomes Association, Inc.**
3. Recording Data for the Subdivision:

BEACHSIDE TOWNHOMES, a Subdivision in Nueces County, Texas, as shown by the map or plat thereof recorded in Volume 68, Pages 781-782, Map records of Nueces County, Texas, being re-plat of lot Thirteen (13), Block Forty-Six (46), Padre Island-Corpus Christi Section B, as shown on a map recorded in Volume 34, Pages 15-16, Map Records of Nueces County, Texas.

4. Recording Data for the Declaration:

- a. Name of Declaration., Recorded – Nueces County Clerk's File No. **2019015904**, filed **April 25, 2019.**

5. Name and mailing address for the association:

Sunset Dunes Townhomes Association, Inc.
c/o Palm Bay Rental Management
P.O. Box 181295
Corpus Christi, TX 78480

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 - a. Name of Declaration., Recorded – Nueces County Clerk's File No. **2019015904**, filed **April 25, 2019**.
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Sunset Dunes Townhomes Association, Inc.
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
Working Capital: 1/6th 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 Sunset Dunes Townhomes Association, Inc. 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



**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2025028391

eRecording - Real Property

CERTIFICATE

Recorded On: August 07, 2025 03:57 PM

Number of Pages: 3

" 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

******* 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: 2025028391
Receipt Number: 20250807000157
Recorded Date/Time: August 07, 2025 03:57 PM
User: Margarita S
Station: CLERK12

Record and Return To:

Simplifile
484 North 300 West, Suite 202

Provo UT