

Management Certificate  
*For*  
**The Owners Association of Rancho Vista, Inc.**

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In accordance with Texas Property Code section 209.001, of the Texas Residential Property Owners protection Act, **The Owners Association of Rancho Vista, Inc.**, a Texas non-profit corporation, certifies as to the following:

1. **Name of Subdivision:** RANCHO VISTA SUBDIVISION UNIT 1.
2. **Name of the Association:** The Owners Association of Rancho Vista, Inc.
3. **Recording Data for the Subdivision:** The recording data for the subdivision is recorded in the Official Public Records of Nueces County, Texas; Volume 64, pages 225-226.
4. **Recording Data for the Declaration:** The Declaration is recorded and executed on the 23<sup>rd</sup> day of August, 2005 under file No. 2005046871 in Nueces County Deed Records.
5. **The name and mailing address of the Association:**

**The Owners Association of Rancho Vista, Inc.**  
**c/o PMI Corpus Christi**  
P.O. Box 181046  
Corpus Christi, TX 78480

6. **The name and mailing address of the person managing the Association:**

**Jason Wendt**  
PMI Corpus Christi  
P.O. Box 181046  
Corpus Christi, TX 78480

7. **Website Address:** <https://pmicc.cincwebaxis.com/RVH>

8. **Association Property Transfer Fees:**

**Resale Certificates:** \$227.00 or \$329.00 (Based on Resale Package Ordered)  
**HOA Transfer Fee:** \$50.00  
**Admin Transfer Fee:** \$200.00  
**Working Capital Fee (Initial Sale Only):** 100% of the then annual assessment.

9. **Other Information:** Resale certificates are ordered through HomeWiseDocs, and prices may vary from \$227.00 to \$329.00 based on what package is ordered. Other fees may be charged for, rushed resale certificates, updates, or stand-alone documents. Please refer to the HomeWiseDocs website below to place orders and review package options.

<https://www.homewisedocs.com/>

Executed on this 26 day of January, 2024.

**The Owners Association of Rancho Vista, Inc.,  
a Texas Non-profit Corporation**

By: [Signature]  
Jason Wendt, Manager

The State of Texas \*

County of Nueces \*

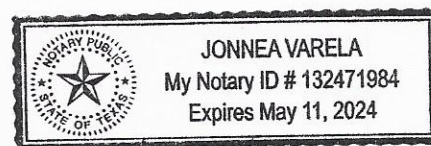
This instrument was acknowledged before me on this 26<sup>th</sup> day of JANUARY, 2024, by **Jason Wendt**, Manager of The Owners Association of Rancho Vista, Inc., a Texas Non-Profit corporation, in said capacity and on behalf of said entity.

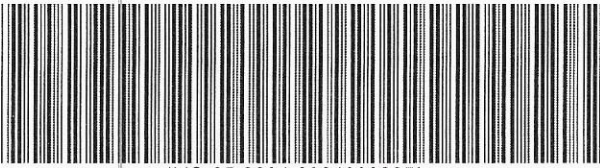
[Signature]

Notary Public in and for the State of TEXAS

**AFTER RECORDING RETURN TO:**

**PMI CORPUS CHRISTI**  
**Jason Wendt**  
P.O. Box 181046  
Corpus Christi, TX 78480





\*VG-85-2024-2024002605\*

Nueces County  
Kara Sands  
Nueces County Clerk

Instrument Number: 2024002605

Official Public Records

NOTICE

Recorded On: January 26, 2024 01:51 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: 2024002605  
Receipt Number: 20240126000102  
Recorded Date/Time: January 26, 2024 01:51 PM  
User: Margarita S  
Station: CLERK03

Record and Return To:

PMI CORPUS CHRISTI