

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
THE SEA GULL COUNCIL OF CO-OWNERS, INC.

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

The undersigned, being the President, Board of Directors of The Sea Gull Council of Co-Owners, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The name of the condominium is The Sea Gull Condominiums.
2. Name of Association: The name of the Association is The Sea Gull Council of Co-Owners, Inc.
3. Location of Condominium: The location of the condominium is 6649 Seacomber Drive, Port Aransas, Nueces County, Texas.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) The Sea Gull Declaration of Condominium.
 - b. Recording Information:
 - (1) Volume 20, Page 591, *et seq.* in the Condominium Records of Nueces County, Texas.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Sea Gull Council of Co-Owners, Inc. c/o Condominium Consulting & Management Services, LLC, 200 South Alister Street, Suite C, Port Aransas, Texas 78373.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Condominium Consulting & Management Services, LLC. Address: 200 South Alister Street, Suite C, Port Aransas, Texas 78373. Phone No.: 361.749.4141. Email Address: chuck@ccmsresorts.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://ownerx.streamlinevrs.com/login>.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

Description	Fee
Resale Certificate	\$350.00
Expedited Fee	\$50.00 for Resale Certificates requested within less than 10 days

9. Other Information the Association Considers Important: N/A.

*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium 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 12th day of September, 2025.

THE SEA GULL COUNCIL OF
CO-OWNERS, INC.

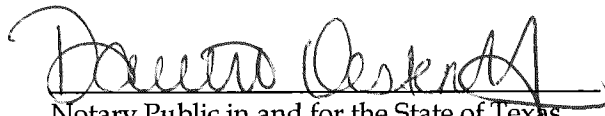
By: Thomas W. Lipe

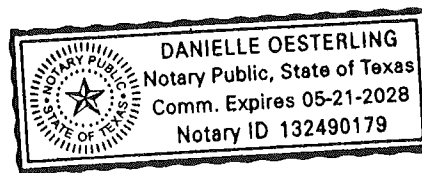
Printed: Thomas W. Lipe

Its: President Board of Directors, The Sea Gull Condominiums

THE STATE OF TEXAS §
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COUNTY OF Nueces §

BEFORE ME, the undersigned notary public, on this 12th day of September, 2025 personally appeared Thomas W. Lipe, Board President of The Sea Gull Council of Co-Owners, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas



**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2025034053

eRecording - Real Property

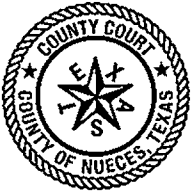
CERTIFICATE

Recorded On: September 19, 2025 03:52 PM

Number of Pages: 4

" Examined and Charged as Follows: "

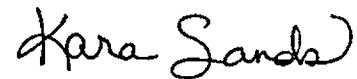
Total Recording: \$28.00



**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



******* 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: 2025034053
Receipt Number: 20250919000150
Recorded Date/Time: September 19, 2025 03:52 PM
User: Margarita S
Station: CLERK07

Record and Return To:

Simplifile
484 North 300 West, Suite 202
Provo UT