

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE**  
*for*  
**SIDE BY SIDE SHAVER RD. CONDOMINIUM OWNERS ASSOCIATION**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF ARANSAS       §

The undersigned, being the President of Side By Side Shaver Rd. Condominium Owners Association, a Texas nonprofit corporation ("Association"), and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1.   Name of the Condominium Regime:   Side By Side Shaver Rd. Condominiums (the "Condominium")
2.   Name of Condominium Association:   Side By Side Shaver Rd. Condominium Owners Association
3.   Address Location of Condominium:   350 Shaver Rd., Aransas Pass, Texas 78336
4.   Recording Data for the Condominium: The Association is a Texas nonprofit corporation established to administer common elements and affairs of the Condominium established pursuant to Chapter 82 of the Texas Uniform Condominium Act and the terms and provisions of the Declaration for Side By Side Shaver Rd. Condominiums, recorded as Document No. 411906, Official Public Records of Aransas County, Texas, as may be amended, restated, and supplemented from time-to-time.

Document Description	Document Number
Declaration for Side By Side Shaver Rd. Condominiums	411906
Articles and Bylaws	Document Number
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with: Certificate of Formation of Side By Side Shaver Rd. Condominium Owners Association; and Bylaws of Side By Side Shaver Rd. Condominium Owners Association	411919

<b>Policies, Rules, Regulations and Guidelines</b>	<b>Document Number</b>
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with: Side By Side Shaver Rd. Condominium Owners Association EXHIBIT "A" - Resolution Setting The Initial Assessments and Fees, and EXHIBIT "B" - Initial Rules of Side By Side Shaver Rd. Condominium Owners Association	411920
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with: Side By Side Shaver Rd. Condominium Owners Association Resolution Adopting Policies: Collection Policy, Email Registration Policy with Promulgated Email Registration Form, Fine Policy, Records Production and Copying Policy, Records Retention and Destruction Policy, and Short-Term Rental Policy	411921

5. Association Fees Relating to Property Transfer:

Resale Certificate Fee	\$350.00
Transfer Fee Due at Time of Closing	\$275.00
Working Capital Assessment Due at Time of Closing	\$350.00

6. Mailing Address for the Association:

Side By Side Shaver Rd. Condominium Owners Association  
350 Shaver Rd.  
Aransas Pass, Texas 78336

7. Name and mailing address of the person managing the Association: Association is self-managed.

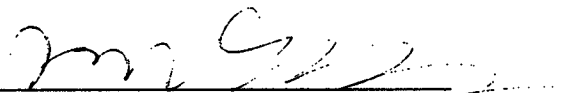
Contact person is:

Teri E. Castro  
Side By Side Shaver Rd. Condominium Owners Association  
350 Shaver Rd.  
Aransas Pass, Texas 78336  
Email: tcastro@sidebysideliving.com

[Execution on following page]

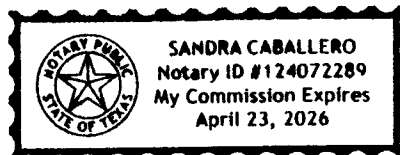
Executed on this 30 day of July, 2025.

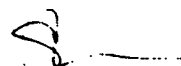
SIDE BY SIDE SHAVER RD. CONDOMINIUM  
OWNERS ASSOCIATION.

By:   
TERI E. CASTRO, President

STATE OF TEXAS           §  
                                     §  
COUNTY OF Bexar     §

BEFORE ME, the undersigned notary public, on this 30 day of July, 2025, personally appeared TERI E. CASTRO, President of SIDE BY SIDE SHAVER RD. CONDOMINIUM OWNERS ASSOCIATION, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:  
Michael B. Thurman  
Thurman & Phillips, P.C.  
4093 De Zavala Road  
Shavano Park, Texas 78249  
Phone: 210-341-2020

**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.

411973 CON  
07/30/2025 04:17:13 PM Total Fees: \$37.00

Recorded By: Angela Picarazzi

*Misty Kimbrough*

Misty Kimbrough, County Clerk  
Aransas County, Texas

