

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
TRADE WINDS/THE BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

The undersigned, being the President of Trade Winds/The Beach Club Condominium Association, 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 Trade Winds/The Beach Club at Palisade Palms.
2. Name of Association: The name of the Association is Trade Winds/The Beach Club Condominium Association, Inc.
3. Location of Condominium: The location of the condominium is 801 East Beach Drive, Galveston, Galveston County, Texas.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Amended and Restated Declaration of Condominium for Trade Winds/The Beach Club Condominium at Palisade Palms.
 - (2) Second Amendment to Declaration of Condominium for Trade Winds/The Beach Club Condominium at Palisade Palms.
 - (3) Third Amendment to Declaration of Condominium for Trade Winds/The Beach Club Condominium at Palisade Palms.
 - (4) Correction to Third Amendment to Declaration of Condominium for Trade Winds/The Beach Club Condominium at Palisade Palms.
 - (5) Fourth Amendment to Declaration of Condominium for Trade Winds/The Beach Club Condominium at Palisade Palms.
 - (6) Fifth Amendment to Declaration of Condominium for Trade Winds/The Beach Club Condominium at Palisade Palms.

- (7) Sixth Amendment to Declaration of Condominium for Trade Winds/The Beach Club Condominium at Palisade Palms.
- (8) Seventh Amendment to Declaration of Condominium for Trade Winds/The Beach Club Condominium at Palisade Palms.
- (9) Eighth Amendment to Declaration of Condominium for Trade Winds/The Beach Club Condominium at Palisade Palms.

b. Recording Information:

- (1) Galveston County Clerk's File No. 2008024938.
- (2) Galveston County Clerk's File No. 2009018520.
- (3) Galveston County Clerk's File No. 2010024644.
- (4) Galveston County Clerk's File No. 2010026103.
- (5) Galveston County Clerk's File No. 2012004417.
- (6) Galveston County Clerk's File No. 2012032990.
- (7) Galveston County Clerk's File No. 2015060686.
- (8) Galveston County Clerk's File No. 2017004294.
- (9) Galveston County Clerk's File No. 2018046319.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Trade Winds/The Beach Club Condominium Association, Inc., 801 East Beach Drive, Galveston, Texas 77550.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Ron Gwin, General Manager. Address: 801 East Beach Drive, Galveston, Texas 77550. Phone No.: 409.770.7889. Email Address: rgwin@twbcgalveston.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.twbcresidents.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

Description	Fee
Transfer Fee	\$ 250.00
Reserve Fund Contribution [Declaration, Paragraph 11.C]	Upon purchasing a Unit, each Residential Unit Owner shall pay to the Association an amount equal to 2 months of the then existing

	monthly Assessment applicable to such Unit.
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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 24th day of OCTOBER, 2025.

**TRADE WINDS/THE BEACH CLUB
CONDOMINIUM ASSOCIATION, INC.**

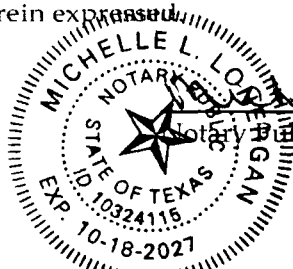
By: CS Kulesza

Printed: C S KULESZA

Its: President

THE STATE OF TEXAS §
 §
COUNTY OF Brazoria §

BEFORE ME, the undersigned notary public, on this 24 day of OCT, 2025 personally appeared C.S. Kulesza, President of Trade Winds/The Beach Club Condominium Association, 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.



Michelle Lomax
Notary Public in and for the State of Texas

FILED AND RECORDED

Instrument Number: 2025050229

Recording Fee: 33.00

Number of Pages: 4

Filing and Recording Date: 10/27/2025 9:13:35 AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*