

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THE RESERVE AT ST. CHARLES BAY VILLAS
CONDOMINIUM COMMUNITY, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF ARANSAS §

The undersigned, being an Officer of The Reserve at St. Charles Bay Villas Condominium Community, Inc. a non-profit corporation 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 Reserve at St. Charles Bay Villas.
2. Name of Association: The Reserve at St. Charles Bay Villas Condominium Community, Inc.
3. The Location of the Condominium:
 - a. A portion of Parcel "C" of The Reserve at St. Charles Bay, Phase 1, recorded in Volume 6, Pages 204 & 205 of the Plat Records of Aransas County, Texas.
4. Recording Data for the Condominium Declaration:
 - a. The Reserve at St. Charles Bay Villas Condominiums are subject to the Condominium Declaration for The Reserve at St. Charles Bay Villas Condominium Community, Inc., recorded as Document No. 348085, Real Property Records, Aransas County, Texas as amended or supplemented from time to time.
5. Name and Mailing Address of the Association is: The Reserve at St. Charles Bay Villas Condominium Community, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: The Reserve at St. Charles Bay Villas Condominium Community, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.

9. The Association's website is: <https://rscbvillas.connectresident.com>

10. Fees charged by the Association upon the sale or transfer of a Unit:

- a. Resale Disclosure Package: \$375.00
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
- b. Resale Disclosure Update: \$75.00
- c. Transfer Fee: Not to Exceed \$350.00.
- d. Refinance Certificate Fee: \$35.00.
 - i. 1-2 days: \$75.00.
 - ii. 3-5 days: \$50.00.
- e. Owner Working Capital Contribution: \$2,000.00
- f. Custom Lender Form Mortgage Questionnaire: \$350.00
- g. Uniform Condo Questionnaire: \$300.00
 - i. 1-2 days: \$425.00.
 - ii. 3-5 days: \$375.00.

Executed on this the 8 day of July 2024.

THE RESERVE AT ST. CHARLES BAY VILLAS
CONDOMINIUM COMMUNITY, INC.

By: K. Roel Lopez
President of FirstService Residential Texas, Inc.

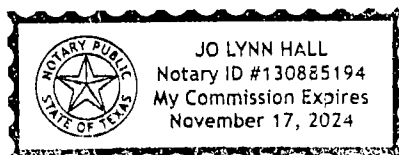
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 8 day of July 2024 personally appeared President of FirstService Residential Texas, Inc., and Managing The Reserve at St. Charles Bay Villas Condominium Community, 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 and on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

E-RECORDED BY:

ISG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

**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.

405788 HOA
07/09/2024 08:27:24 AM Total Fees: \$33.00

Recorded By: Angela Picarazzi

Misty Kimbrough

Misty Kimbrough, County Clerk
Aransas County, Texas

