

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE**  
*for*  
**LA MER CONDOMINIUM COUNCIL OF CO-OWNERS, INC.**

---

THE STATE OF TEXAS     §  
                                      §  
COUNTY OF NUECES     §

The undersigned, being the President of Symmetry Commercial Management, LLC, the property manager for La Mer Condominium Council of Co-Owners, Inc., 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:     La Mer Condominium (the "Condominium")
2.     Name of Condominium Association:     La Mer Condominium Council of Co-Owners, Inc.
3.     Address Location of Condominium:     520 Chaparral, Corpus Christi, Texas 78401
4.     Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Nueces County, Texas.

<b>Covenants, Conditions, and Restrictions</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
Enabling Declaration for Establishment of a Condominium Regime for La Mer Condominium, Corpus Christi, Texas.	108169 (Indexed by County as 18794)	18	749
Amendment to Enabling Declaration for Establishment of a Condominium Regime for La Mer Condominium, Corpus Christi, Texas.	308373	21	578
Amendment to Enabling Declaration for Establishment of a Condominium Regime for La Mer Condominium, Corpus Christi, Texas.	493670	26	365
<b>Articles and Bylaws</b>	<b>Document Number</b>		
By-Laws of La Mer Condominium Council of Co-Owners Inc.	108169 (Indexed by County as 18794)		
Certificate of Condominium Homeowner's Association Governing Documents: Amendment to By-Laws Regarding La Mer Condominium Rules Adopted April 23, 2005	2016016981		

Certificate of Condominium Homeowner's Association Governing Documents: Amendment to By-Laws to Reduce Number of Directors to Five	2017049688
Certificate of Condominium Homeowner's Association Governing Documents: Record of Amendments to By-Laws of La Mer Condominium Council of Co-Owners, Inc.	2019047479
Certificate of Condominium Homeowner's Association Governing Documents: Amendment to By-Laws	2021019535
Certificate of Condominium Homeowner's Association Governing Documents: Record of Amendments to By-Laws of La Mer Condominium Council of Co-Owners, Inc.	2021042593
<b>Policies, Rules, Resolutions, and Guidelines</b>	<b>Document Number</b>
Certificate of Condominium Homeowner's Association Governing Documents: Minutes of Annual Meeting held August 23, 2005 and May 1, 2007 with La Mer Condominium Rules	2011046844
Certificate of Condominium Homeowner's Association Governing Documents: La Mer Rules: Pets; LMR – Rules for Moving; La Mer Rules: Reimbursement of Owners; La Mer Rules: Contracts; La Mer Rules – Smoke Detectors; La Mer Rules: Display of Signs for Rental and Sale; LMR Remedies for Violations of Rules	2011046845
Certificate of La Mer Condominium Council of Co-Owners, Inc., of Governing Documents Concerning (1) Placement of Signs for Rental and Sale of Units and (2) A Collections Rule	2014046853
Certificate of La Mer Condominium Council of Co-Owners, Inc., of Governing Documents Concerning Pool Rules	2014047476
Certificate of Condominium Homeowner's Association Governing Documents: Replacement of Air Conditioning Compressors, Bldg. 1	2015009464
Certificate of Condominium Homeowner's Association Governing Documents: Rule Requiring Notification to Association of Contact Information of Owners and Tenants and Related Fee	2015023588
Certificate of Condominium Homeowner's Association Governing Documents: Amended Collections Rule (Including Provisions for Collection of Administrative Fee)	2015029538
Certificate of Condominium Homeowner's Association Governing Documents: Swimming Pool Area Amended Rules	2015031692

Certificate of Condominium Homeowner's Association Governing Documents, including (1) (Second) Amended Rules stating Alternative Remedies and Procedures for Certain Violations, (2) Rules for Storage of Vehicles in Parking Spaces, and (3) Rules concerning Disposal of Trash	2015041678
Certificate of Condominium Homeowner's Association Governing Documents: Second Amended Collections Rule	2015045871
Certificate of Condominium Homeowner's Association Governing Documents: (Third) Amended Rule Stating Alternative Remedies and Procedures for Certain Violations	2016001484
Certificate of Condominium Homeowner's Association Governing Documents: (1) Amended Parking Rule and (2) Rule for Storage and Disposition of Personal Property	2016009800
Certificate of Condominium Homeowner's Association Governing Document: Amended Pet Rules	2016020463
Certificate of Condominium Homeowner's Association Governing Documents: Rule Concerning Short Term Rental Expenses	2018026364
Certificate of Condominium Homeowner's Association Governing Documents: Rule for Placement of Antennas on the Condominium Property	2018040326
Certificate of Condominium Homeowner's Association of Governing Documents: Rule Concerning Civil and Neighborly Conduct	2018041242
Certificate of Condominium Homeowner's Association Governing Documents: Amended Pet Rules	2018045231
Certificate of Condominium Homeowner's Association Governing Documents: Rule Concerning Short Term Rentals	2020037883
Certificate of Condominium Homeowner's Association Governing Documents: Rules for Owner's Contractors	2020042312
Certificate of Condominium Homeowner's Association Governing Documents: Rule Against or Rental of Common Elements for Recreational Purposes	2020047552
Certificate of Condominium Homeowner's Association Governing Documents: Amended Pet Rules	2020052285

Certificate of Condominium Homeowner's Association Governing Documents: Establishment of Financing and Audit Committee	2021025289
Certificate of Condominium Homeowner's Association Governing Documents: Reserve Fund Administrative Procedures	2021025290
Certificate of Condominium Homeowner's Association Governing Documents: Establishment of Grounds and Landscaping Committee	2021025291
Certificate of Condominium Homeowner's Association Governing Documents: Dog Park Rules	2021025292
Certificate of Condominium Homeowner's Association Governing Documents: La Mer Condominium Rules	2021042593

5. Mailing Address for the Association:

La Mer Condominium Council of Co-Owners, Inc.  
302 Rosebud Avenue  
Corpus Christi, Texas 784041

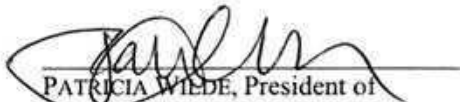
6. Association Management or Representative and Contact Information:

Patricia Wilde  
c/o Symmetry Commercial Management  
302 Rosebud Avenue  
Corpus Christi, Texas 78404  
Phone: 361-452-3648  
Email: [pat@symmetry-cm.com](mailto:pat@symmetry-cm.com)  
Website: [www.symmetry-cm.com](http://www.symmetry-cm.com)

Executed on this 29<sup>th</sup> day of November, 2023.

LA MER CONDOMINIUM COUNCIL OF CO-OWNERS, INC.

By:

  
PATRICIA WIEDE, President of  
Symmetry Commercial Management, LLC,  
Managing Agent

STATE OF TEXAS

§

§

COUNTY OF NUECES

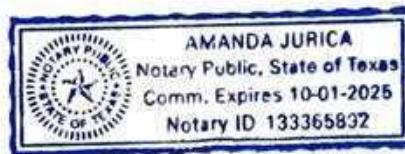
§

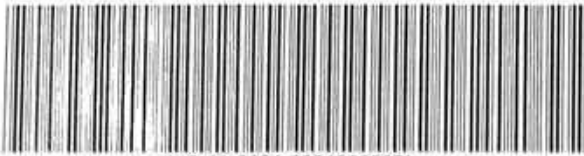
BEFORE ME, the undersigned notary public, on this 29<sup>th</sup> day of NOVEMBER, 2023, personally appeared PATRICIA WILDE, President of Symmetry Commercial Management, LLC, the Managing Agent of LA MER CONDOMINIUM COUNCIL OF CO-OWNERS, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that 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





\*VG-85-2024-2024000567\*

Nueces County  
Kara Sands  
Nueces County Clerk

---

Instrument Number: 2024000567

Official Public Records

NOTICE

Recorded On: January 05, 2024 03:00 PM

Number of Pages: 6

---

" Examined and Charged as Follows: "

Total Recording: \$36.00



**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: 2024000567  
Receipt Number: 20240105000131  
Recorded Date/Time: January 05, 2024 03:00 PM  
User: Randall N  
Station: CLERK04.nuecescc.local

**Record and Return To:**

LA MER COUNCIL OF CO-OWNERS INC



## Kara Sands

Nueces County Clerk  
901 Leopard St #201  
Corpus Christi, TX 78401

**Main:** (361)888-0580

**Receipt:** 20240105000131

**Date:** 01/05/2024

**Time:** 03:00PM

**By:** Randall N

**Station:** CLERK04.nuecescc.local

**Status:** ORIGINAL COPY

---

<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>
1	Official Public Records	NOT	2024000567	6	\$36.00	

**Order Total** (1) \$36.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Check	1947	3614523648	\$36.00

**Total Payments** (1) \$36.00

**Change Due** \$0.00

LA MER COUNCIL OF CO-OWNERS INC

---

For more information about the County Clerk's office and to search property records online, please visit <http://www.nuecesco.com/county-services/county-clerk>