

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR
SOUTH PADRE ISLAND BEACH RESORT CONDOMINIUM ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF CAMERON §

The undersigned, being an Officer of South Padre Island Beach Resort Condominium Association, 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:

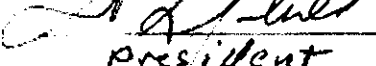
1. Name of Condominium: South Padre Island Beach Resort Condominiums.
2. Name of Association: South Padre Island Beach Resort Condominium Association, Inc.
3. Location of the Condominium: South Padre Island Beach Resort Condominiums, 310 Padre Blvd., South Padre Island, TX 78597.
4. Recording Data for the Condominium Declaration:
 - a. Condominium Declaration for South Padre Island Beach Resort Condominiums recorded under Volume 1874, Page 252, in the Official Public Records of Cameron County, Texas.
 - b. First Amendment to Declaration of South Padre Island Beach Resort Condominium recorded under Volume 2390, Page 2981, in the Official Public Records of Cameron County, Texas.
5. Name and Mailing Address of the Association is: South Padre Island Beach Resort Condominium Association, Inc. c/o FirstService Residential Texas, Inc., 5316 W US Hwy 290 Service Rd., Suite 100, Austin TX 78735.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: South Padre Island Beach Resort Condominium Association, Inc. c/o FirstService Residential Texas, Inc., 5316 W US Hwy 290 Service Rd., Suite 100, Austin TX 78735.
7. Telephone Number to Contact the Association is: 512-266-6771.
8. Email Address to Contact the Association: Mgmt-CertificateTX@fsresidential.com
9. The Association's website may be found at: <https://SouthPadreIsland.connectresident.com>

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

- a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
- b. Rush Fee for Resale Certificate:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
- c. Updated Resale Certificate: after 60 days of issuance of the original \$75.00.
- d. Transfer Fee: not to exceed \$350.00.
- e. Refinance Certificate Fee: \$125.00.
- f. Rush Fee for Refinance Certificate:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
- g. HOA Questionnaire (optional): \$250.00.
- h. Custom Lender Form Mortgage Questionnaire: \$350.00.
- i. Uniform Condo Questionnaire: \$300.00
- j. Rush Fee for Uniform Condo Questionnaire:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
- k. Developer/Builder to Homeowner – Statement of Account: \$35.00.
- l. Rush Fee for Statement of Account:
 - i. 1-2 days: \$40.00.
 - ii. 3-5 days: \$15.00.
- m. Working Capital Fee/Reserve Contribution: Two (2) months of assessments for the Working Capital Fee.
- n. Advance Assessments: One (1) month of assessments due in advance at closing.

Executed on this the 30th day of December 2023.

South Padre Island Beach Resort Condominium
Association, Inc., a Texas non-profit corporation

By: , Officer
president

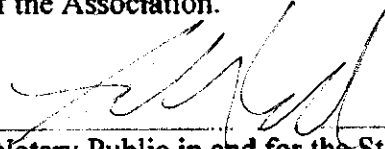
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF CAMERON

BEFORE ME, the undersigned notary public, on this the 30th day of December 2023 personally appeared Don Schild, Officer of South Padre Island Beach Resort 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 and on behalf of the Association.


Notary Public in and for the State of Texas



E-RECORDED BY:

IS | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

**Cameron County
Sylvia Garza-Perez
Cameron County Clerk**

Instrument Number: 2024-1470

eRecording - Real Property

Recorded On: January 16, 2024 10:57 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$43.00

******* 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: 1470
Receipt Number: 20240116000043
Recorded Date/Time: January 16, 2024 10:57 AM
User: Brunhilde B
Station: CC-19-1454

Record and Return To:

CSC Global
835 E LEVEE

BROWNSVILLE TX 78520



**STATE OF TEXAS
COUNTY OF CAMERON**

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 County, Texas.

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX