

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
for  
THE CASTLES CONDOMINIUM COUNCIL OF CO-OWNERS, INC.

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THE STATE OF TEXAS           §  
   §  
COUNTY OF NUECES         §

The undersigned, being the President, Board of Directors of The Castles Condominium Council of Co-Owners, 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 Sandcastle Condominiums.
2. Name of Association: The name of the Association is The Castles Condominium Council of Co-Owners, Inc.
3. Location of Condominium: The location of the condominium is 800 Sandcastle Drive, Port Aransas, Nueces County, Texas.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Enabling Declaration for the Establishment of a Condominium Regime for Sandcastle Condominiums.
  - b. Recording Information:
    - (1) Volume 21, Page 906, *et seq.* in the Condominium Records of Nueces County, Texas.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Castles Condominium Council of Co-Owners, Inc. c/o Condominium Consulting & Management Services, LLC, 200 South Alister Street, Suite C, Port Aransas, Texas 78373.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Condominium Consulting & Management Services, LLC. Address: 200 South Alister Street, Suite C, Port Aransas, Texas 78373. Phone No.: 361.749.4141. Email Address: chuck@ccmsresorts.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://ownerx.streamlinevrs.com/login>.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

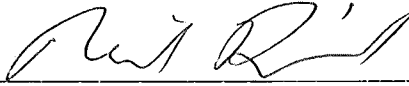
Description	Fee
Resale Certificate	\$350.00
Expedited Fee	\$50.00 for Resale Certificates requested within less than 10 days

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 19<sup>th</sup> day of December, 2025.

THE CASTLES CONDOMINIUM  
COUNCIL OF CO-OWNERS, INC.

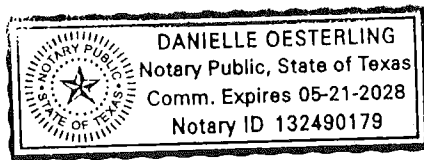
By: 

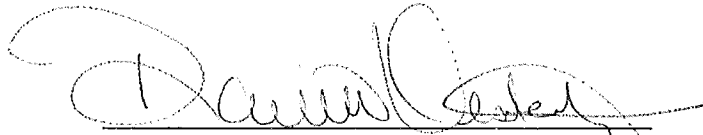
Printed: Neil David

Its: President Board of Directors, The Castles Condominium

THE STATE OF TEXAS       §  
   §  
COUNTY OF NEVILS       §

BEFORE ME, the undersigned notary public, on this 19 day of December, 2025  
personally appeared Neil David Board President  
of The Castles 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 s/he  
executed the same for the purpose and in the capacity therein expressed.



  
Notary Public in and for the State of Texas

**Nueces County  
Kara Sands  
Nueces County  
Clerk**

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**Instrument Number:** 2025045332

eRecording - Real Property

NOTICE

Recorded On: December 22, 2025 09:16 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

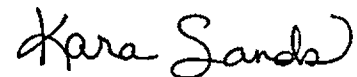
Total Recording: \$28.00



**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



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**\*\*\*\*\* 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: 2025045332  
Receipt Number: 20251219000139  
Recorded Date/Time: December 22, 2025 09:16 AM  
User: Lorena G  
Station: CLERK04.nuecescc.local

**Record and Return To:**

Simplifile  
484 North 300 West, Suite 202  
Provo UT