

MANAGEMENT CERTIFICATE
OF
LIGHTHOUSE COVE OWNERS ASSOCIATION, INC.

The undersigned, being an officer of Lighthouse Cove Owners Association, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Lighthouse Cove.
2. The name of the Association: Lighthouse Cove Owners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Lighthouse Cove Owners Association, Inc., c/o FirstService Residential, 5316 W. U.S. HWY 290 Service Road, Austin, Texas 78735.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: FirstService Residential
Attn: James Faison
Mailing Address: 5316 W. U.S. HWY 290 Service Road, Austin, Texas 78735
Telephone Number: (512) 620-7093
Email Address: James.Faison@fsresidential.com

7. Website to access the Association's dedicatory instruments:
<https://lighthousecoveoa.connectresident.com/>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Transfer Fee - \$350.00.

Resale Certificate - \$375.00.

Rush Fees: (3-5 days - \$75; 1-2 days - \$125).

For fees related to expedited delivery, updates, or questionnaire responses, please contact the management company for additional information.

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**LIGHTHOUSE COVE OWNERS
ASSOCIATION, INC.**, a Texas non-profit
corporation

By:

Name:

Title:

K. Rose Zapp
Kristie Rose Zapp
President

STATE OF TEXAS

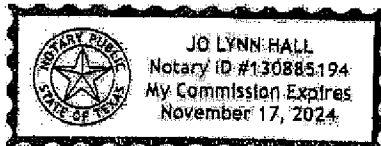
COUNTY OF

Aransas

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This instrument was acknowledged before me this 1 day of February, 2024
by Kristie Rose Zapp, Managing Agent of Lighthouse Cove Owners Association, Inc., a
Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Notary Public Signature

AFTER RECORDING RETURN TO:

WINSTEAD PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701

ayaldes@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Lighthouse Cove – Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2016027938, Official Public Records of Nueces County, Texas.
2. Lighthouse Cove – Declaration of Covenants, Conditions and Restrictions [Correction], recorded as Document No. 2016032342, Official Public Records of Nueces County, Texas.
3. Lighthouse Cove – Bylaws, recorded as Document No. 2023001247, Official Public Records of Nueces County, Texas.

**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2024003359

eRecording - Real Property

CERTIFICATE

Recorded On: February 02, 2024 09:25 AM

Number of Pages: 4

" Examined and Charged as Follows: "

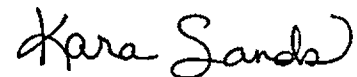
Total Recording: \$28.00



**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



******* 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: 2024003359
Receipt Number: 20240202000034
Recorded Date/Time: February 02, 2024 09:25 AM
User: Lisa C
Station: CLERK07

Record and Return To:

Simplifile
484 North 300 West, Suite 202
Provo UT