

SEA-GUN BAYHOMES OWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

1. DATE: January 14, 2015
2. NAME OF SUBDIVISION: Sea-Gun Bayhomes
3. NAME OF ASSOCIATION: Sea-Gun Bayhomes Owners Association, Inc.
4. RECORDING DATA FOR SUBDIVISION:

Declaration of Covenants, Conditions and Restrictions dated February 22, 1978 and filed for record in Volume 236, Pages 160-182 (the "Umbrella Declaration"), and Volume 236, Pages 183-229 (the "Bayhomes Declaration"), Deed Records of Aransas County, Texas.

5. RECORDING DATA FOR DECLARATION:

- a. Declaration of Covenants, Conditions and Restrictions dated February 22, 1978 and filed for record in Volume 236, Pages 160-182, Deed Records of Aransas County, Texas (the "Umbrella Declaration");
- b. Declaration of Covenants, Conditions and Restrictions dated February 22, 1978 and filed for record in Volume 236, Pages 183-229, Deed Records of Aransas County, Texas (the "Bayhomes Declaration");
- c. Final Judgment entered in Cause No. 10, 362-A in the District Court of Aransas County, Texas, 36th Judicial District Court styled Sea-Gun Bayhomes Owners Association, Inc., ET AL., vs Sea-Gun Condominiums Association, Inc., ET AL., recorded on January 10, 2003 under File No. 252605, Official Public Records of Aransas County, Texas.
- d. The Articles of Incorporation of the Association, The By-Laws of the Association, The Records Retention Policy for the Association, the Alternative Payment Schedule Guidelines for the Association, and the Records Production and Copying Policy for the Association are all filed for public record under that certain Certificate of Recording dated January 14, 2015 recorded under Clerk's File No. 339553, Official Public Records of Aransas County, Texas.
- e. Additional Common Area:
 - i. That certain 0.290 acre tract described in deed recorded under Clerk's File No. 167054 in the Official Public Records of Real Property of Aransas County, Texas.

- ii. That certain parcel of land conveyed by Deed recorded under Clerk's File No. 184609 in the Official Public Records of Real Property of Aransas County, Texas.
6. MAILING ADDRESS OF THE ASSOCIATION, OR NAME AND MAILING ADDRESS OF THE PERSON OR ENTITY MANAGING THE ASSOCIATION:

Randy Mladenka Phone: (361) 992-3175
4955 Elm Hurst
Corpus Christi, Tx. 78413

7. OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE:

The subdivision's property is divided into "Common Area" which is owned by the Sea-Gun Bayhomes Owners Association, Inc., and originally thirty-six (36) individual freehold estates each defined as a "Building Plot". Title to six (6) of the original Building Plots were acquired by Owners that combined them into two (2) Building Lots. The Association assesses each of the two (2) combined Building Lots as one (1), making thirty-two (32) the current number of Building Lots assessed by the Association.

The "Building Plots", are sometimes referred to as a "bayhome" and/or a "cottage" in the Subdivision's Declaration and the By-laws of the Association. Each Building Plot is legally described using a metes and bound's description in the Owner's deed with a historical reference to the Building Plot's lot and block number although there is no recorded plat of the subdivision.

The Final Judgment confirms that the Umbrella Declaration does not in any way govern the Sea-Gun Bayhomes SAVE AND EXCEPT shared control over Marina Drive and Sea-Gun Boulevard.

This Document has been recorded in the Official Real Property Records of Aransas County, Texas pursuant to Texas Property Code Section 209.004.

SEA-GUN BAYHOMES OWNERS
ASSOCIATION, INC.

BY: 
Randy Mladenka, President

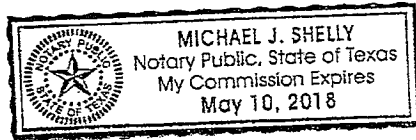
339554

File No.

County Clerk, Aransas County, Texas

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me on the 14th day of January, 2015, by Randy Mladenka, President of Sea-Gun Bayhomes Owners Association, Inc. a Texas non-profit corporation, on behalf of said association.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Randy Mladenka
4955 Elm Hurst
Corpus Christi, Tx. 78413

SCANNED

INDEXED

FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS

AT 1:57 P. M.

JAN 16 2015

3/29

STATE OF TEXAS—COUNTY OF ARANSAS
I hereby certify that this Instrument was FILED on the date and at the time affixed
hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of
ARANSAS COUNTY, TEXAS, as stamped hereon by me.



Valerie K. Amason
VALERIE K. AMASON, COUNTY CLERK,
ARANSAS COUNTY, TEXAS

Filed By: *Randy Mladenka*

4955 Elm Hurst

Corpus Christi TX 78413