

Management Certificate  
*For*  
**Sandy Creek Townhomes Homeowners Association**

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In accordance with Texas Property Code section 209.001, of the Texas Residential Property Owners protection Act, **Sandy Creek Townhomes Homeowners Association**, a Texas non-profit corporation, certifies as to the following:

1. **Name of Subdivision:** SANDY CREEK TOWNHOMES
2. **Name of the Association:** Sandy Creek Townhomes Homeowners Association
3. **Recording Data for the Subdivision:** The recording data for the subdivision is recorded in the Official Public Records of Nueces County, Texas; Volume 69, pages 108-109.
4. **Recording Data for the Declaration:** The Declaration is recorded and executed on the 4<sup>th</sup> day of October 2018, under document No. 2018044000 in Nueces County Deed Records.
5. **The name and mailing address of the Association:**

**Sandy Creek Townhomes Homeowners Association**  
**c/o PMI Corpus Christi**  
P.O. Box 181046  
Corpus Christi, TX 78480

6. **The name and mailing address of the person managing the Association:**

**Jason Wendt**  
PMI Corpus Christi  
P.O. Box 181046  
Corpus Christi, TX 78480

7. **Website Address:** <https://pmicc.cincwebaxis.com/SCT>

8. **Association Property Resale and Transfer Fees:**

**Resale Certificate with required documents:** \$375.00  
**Statement of Account:** \$60.00  
**Admin Transfer Fee:** \$200.00  
**Association Working Capital Fee:** One-fourth (1/4) of the then current annual assessment

9. **Association Resale Package Ordering:** Resale certificates are ordered online through Condo Certs at the above fees. Other fees may be charged for payment processing, rushed orders, updates, or stand-alone documents. Please refer to the Condo Certs website below to place orders and review package options. <https://pmicorpuschristi.condocerts.com/resale/>

10. Association Collection Activity Fees:

**Pre-Collections 45 Day Legal Notice:** \$75.00

**Collections Activation Processing Fee:** \$150.00

Executed on this 14 day of April, 2025.

**Sandy Creek Townhomes Homeowners Association,**

**a Texas Non-profit Corporation**

By: \_\_\_\_\_

Jason Wendt, Manager

The State of Texas \*

County of Nueces \*

This instrument was acknowledged before me on this 14 day of April, 2025, by **Jason Wendt**, Manager of Sandy Creek Townhomes Homeowners Association, a Texas Non-Profit corporation, in said capacity and on behalf of said entity.



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Notary Public in and for the State of TEXAS

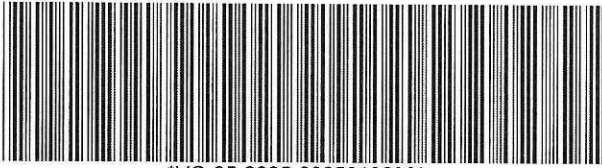
**AFTER RECORDING RETURN TO:**

**PMI CORPUS CHRISTI**

**Jason Wendt**

P.O. Box 181046

Corpus Christi, TX 78480



\*VG-85-2025-2025013230\*

Nueces County  
Kara Sands  
Nueces County Clerk

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Instrument Number: 2025013230

Official Public Records

NOTICE

Recorded On: April 15, 2025 01:51 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$24.00



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: 2025013230  
Receipt Number: 20250415000131  
Recorded Date/Time: April 15, 2025 01:51 PM  
User: Dusty G  
Station: CLERK03

**Record and Return To:**

SANDY CREEK