

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
PORTO VILLAGEO OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

The undersigned, being the Managing Agent for Porto Villageo Owners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association.

1. Name of Subdivision: The name of the subdivision is Porto Villageo.
2. Name of Association: The name of the Association is Porto Villageo Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. 24.61 acres of land out of all of Tracts Thirty-Eight (38) and Thirty-Nine (39) in Mustang Island, Section Two (2), a subdivision in Nueces County, Texas, according to the map or plat thereof recorded In Volume 38, Pages 183-185 of the Map Records of Nueces County, Texas, and all amendments to or replats of said maps or plats, if any.
 - b. Porto Villageo N.U.D., a subdivision in Nueces County, Texas, according to the map or plat thereof recorded in Volume 65, Pages 108-109 of the Map Records of Nueces County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of the Covenants and Restrictions of Porto Villageo N.U.D.
 - b. Recording Information:
 - (1) Nueces County Clerk's File No. 2006037201.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Porto Villageo Owners Association, Inc. c/o FirstService Residential - Austin, 5316 West US-290 Service Road, Suite 100, Austin, Texas 78735.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: FirstService Residential - Austin, 5316 West US-290 Service Road, Suite 100, Austin, Texas 78735. Phone Number: 866.378.1099. Email Address: austin@fsresidential.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.fsresidential.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Updated Resale Certificate	\$ 75.00
Transfer Fee	\$ 340.00
Refinance Fee	\$ 100.00
Welcome Packet Fee	\$26.50

Executed on this 5 day of January, 2024

PORTO VILLAGE OWNERS ASSOCIATION, INC.

By: FirstService Residential - Austin, Managing Agent

By: [Signature]

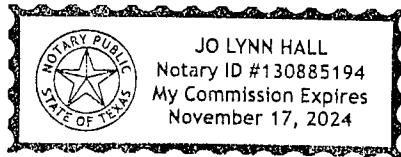
Printed: Kriste Roelapp

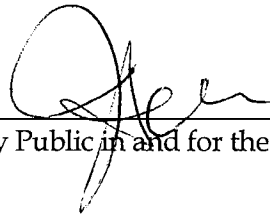
Its: President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

BEFORE ME, the undersigned notary public, on this 5 day of January, 2023 personally appeared Kristie Rose Zapp, Managing Agent of FirstService Residential - Austin, Managing Agent for Porto Village Owners 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.





Notary Public in and for the State of Texas

**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2024001371

eRecording - Real Property

CERTIFICATE

Recorded On: January 16, 2024 09:51 AM

Number of Pages: 4

" Examined and Charged as Follows: "

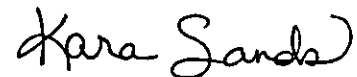
Total Recording: \$28.00



**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: 2024001371
Receipt Number: 20240116000038
Recorded Date/Time: January 16, 2024 09:51 AM
User: Lisa C
Station: CLERK07

Record and Return To:

CSC
2411 Centerville Road, Suite 400
Wilmington DE