

## MANAGEMENT CERTIFICATE

### WHITELEY COVE TOWNHOMES ASSOCIATION, INC.

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The undersigned, being the President of **WHITELEY COVE TOWNHOMES ASSOCIATION, INC.**, a non-profit corporation 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 does hereby certify as follows:

1. The name of the subdivision is Whiteley Cove Townhomes (“**Whiteley Cove**”).
2. The name of the Association is Whiteley Cove Townhomes Association, Inc., (**the “Association”**).
3. The recording data for the Subdivision Development is as follows:

Whiteley Cove, a subdivision/townhomes of, Nueces County, Texas as shown on the map or plat thereof recorded in Volume 50, Page 124, Map Records of Nueces County, Texas.

4. The recording date for the declaration applicable to the Subdivision Development is as follows:

Declaration of Covenants, Conditions and Restrictions for Whiteley Cove are recorded under Document No. 2006039536, Real Property Records of Nueces County, Texas.

5. Additional information to be considered is as follow:
  - a) The Bylaws of the Association are recorded under Document No. 2011033606, Real Property Records of Nueces County, Texas.
  - b) The House Rules of Whiteley Cove Townhomes Association, Inc. are recorded under Document No. 2024001752.
  - c) The Payment Plan Policy of Whiteley Cove Townhomes Association, Inc. are recorded under Document No. 2024006111.

6. Name and mailing address of the Association is:

Whiteley Cove Townhomes Association, Inc.  
1533 Flour Bluff Drive, Unit 101  
Corpus Christi, Texas 78418  
(361) 937-3950

7. Whiteley Cove Townhomes Association is managed by the Board of Directors of the Association. The designated agent for the Board is:

Crista Walton  
1533 Flour Bluff Drive, Unit 101  
Corpus Christi, Texas 78418  
(361) 937-3950

8. There is a \$150.00 transfer fee relating to the property transfer for Whiteley Cove Townhomes and the current resale certificate fee is \$75.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Executed on this 4th day of March, 2024.

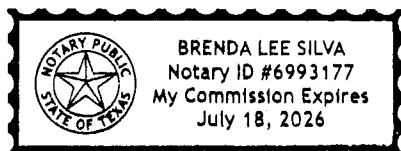
**Whiteley Cove Townhomes Association,  
Inc. a Texas non-Profit Corporation**

By:

Steve B. Hudson  
Steve Hudson, President

THE STATE OF TEXAS     §  
  §  
COUNTY OF NUECES     §

BEFORE ME, the undersigned notary public, on this 4th day of March, 2024 personally appeared **Steve Hudson, President of Whiteley Cove Townhomes Association, Inc.**, a Texas non-profit corporation, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



B. Lee Silva  
Notary Public in and for the State of Texas

**AFTER RECORDING RETURN TO:**

**MARK B. GILBREATH  
GILBREATH & SMITH, L.L.P.**  
5306 Holly Road, Ste A  
Corpus Christi, Texas 78411

3/1/2024m:\tz\whiteley\_cove\management certificate.docx/bls

**PREPARED IN THE LAW OFFICE OF:**

**MARK B. GILBREATH  
GILBREATH & SMITH, L.L.P.**  
5306 Holly Road, Ste A  
Corpus Christi, Texas 78411

**Nueces County  
Kara Sands  
Nueces County  
Clerk**

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**Instrument Number:** 2024007186

eRecording - Real Property

CERTIFICATE

Recorded On: March 06, 2024 04:56 PM

Number of Pages: 4

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

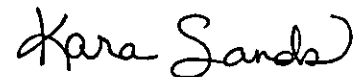
Total Recording: \$28.00



**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: 2024007186  
Receipt Number: 20240306000162  
Recorded Date/Time: March 06, 2024 04:56 PM  
User: Lourdes V  
Station: CLERK13

**Record and Return To:**

CSC  
2411 Centerville Road, Suite 400  
Wilmington DE