

MANAGEMENT CERTIFICATE
for
Fairway Villas Council of Co-Owners, Inc.

STATE OF TEXAS §
 §
COUNTY OF NUECES §

The undersigned being the Managing Agent of Fairway Villas Council of Co-Owners, 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 Property Code:

WHEREAS Section 209.004 of the Texas Property Code requires that the property owners' association files a management certificate in the real property records of the county in which the property is located;

NOW THEREFORE, the following information is provided to meet the requirements of Section 209.004 of the Texas Property Code and supersedes all previous management certificates, if any.

1. Name of the Subdivision: **Fairway Villas**
2. Name of the Association: **Fairway Villas Council of Co-Owners, Inc.**
3. Recording Data for the Subdivision:
 - a. Recorded in Clerks File No. 202844, Volume 19, Page 852, Condominium Records of Nueces County, Texas located on Lot Twenty-Three A(Lot 23-A), Block Thirty-Four (34), PADRE ISLAND-CORPUS CHRISTI ISLAND FAIRWAY ESTATES, a subdivision of Pare Island, Nueces County, Texas as shown by the map of plat thereof recorded in Volume 41, Page 96-97, Map records, Nueces County, Texas, , to which reference is here made for all pertinent purposes.
4. Recording Data for the Declaration:
 - a. Name of Declaration., Recorded – Nueces County Clerk's File No. **62598**, filed **September 8, 1977**.
 - b. Amendment to the Declaration for Fairway Villas Council of Co-Owners, Inc. recorded- Nueces County Clerk's File No. **2007059588**, filed **December 3, 2007**.
5. Name and mailing address for the association:

Fairway Villas Council of Co-Owners, Inc.
c/o Palm Bay Rental Management
P.O. Box 181295
Corpus Christi, TX 78480

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Fairway Villas Council of Co-Owners, Inc.
c/o Palm Bay Rental Management
P.O. Box 181295
Corpus Christi, TX 78480

6. Name, mailing address, and email for the Managing Agent:

Palm Bay Rental Management
Attn: Mary McCoy
P.O. Box 181295
Corpus Christi, Texas 78480
Office: (361) 949-1055
Email: mary@pipalmbay.com

Physical Address:
15217 S. Padre Island Dr,
Suite 100
Corpus Christi, Texas 78418
Fax: (361) 949-2206
Email: mary@pipalmbay.com

7. Amount and Description of Fee(s) charged by the association in relation to a property transfer in the Subdivision:

Resale Certificate: \$100.00 Each
Transfer Fee: \$50.00

8. Other information the Association considers appropriate:

Prospective purchasers are advised to independently examine the 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.

Date: August 13, 2022

By: Mary McCoy
Mary McCoy
Palm Bay Rental Management
Managing Agent

STATE OF TEXAS §
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COUNTY OF NUECES §

The foregoing instrument was acknowledged before me by the said Mary McCoy, in her official capacity as Managing Agent of Fairway Villas Council of Co-Owners, Inc. on this 22nd day of AUGUST, 2022, on behalf of the said Association.

Karla M Wilson
Notary Public – State of Texas

After Recording
Please Return to:
Palm Bay Rental Management
P.O. Box 181295, Corpus Christi, Texas 78480



**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2022040000

eRecording - Real Property

CERTIFICATE

Recorded On: August 23, 2022 09:39 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$25.00



**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

Kara Sands

******* 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: 2022040000
Receipt Number: 20220823000034
Recorded Date/Time: August 23, 2022 09:39 AM
User: Lisa C
Station: CLERK04.nuecescc.local

Record and Return To:

CSC
2411 Centerville Road, Suite 400

Wilmington DE