

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR

BRECKENRIDGE TOWNHOMES

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 'The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Nueces §

1. Name of Subdivision: BRECKENRIDGE TOWNHOMES
2. Subdivision Location: Nueces County
3. Name of Homeowners Association: BRECKENRIDGE TOWNHOMES ASSOCIATION, INC.
4. Recording Data for Association:
 - 1982-9-14 4837425 Articles of Incorporation
 - Plat is filed Nueces County, Texas Map Records, Volume 47, Pages 178-179
5. Recording Data for Declaration:
 - 1982-9-14 4837425 Bylaws of Breckenridge Townhomes
 - 1982-9-15 285994 Declaration of Covenants, Conditions and Restrictions
 - 1983-4-26 315840 Annexation Certificate to Declaration of Covenants, Conditions and Restrictions of Breckenridge
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
 - 2004-12-1 Breckenridge Townhome Rules and Regulations
 - 2014-1-27 2014002963 Copy and Reproduction Policy
 - 2014-1-27 2014002964 Document Retention Policy
 - 2014-1-27 2014002965 Payment Plan Policy
7. Mailing Address and Contact Information for the Association and the Managing Agent:
Margie Myers Property Management Team
4918 Holly Rd, C-3
Corpus Christi, TX 78411
margie@margiemyers.com ; melanieb.mmpmt@gmail.com
361-815-2905; 361-290-9579
8. Website address for Association:
<https://drive.google.com/drive/folders/1xUWR8491o3aSmdJyJ8ghc4UiqmqaKOIE?usp=sharing>
Please contact management to gain access to website, association members must provide email address.

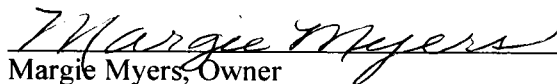
9. Fee(s) related to Property Transfer:
- Administrative Transfer Fee - \$175.00

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 THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

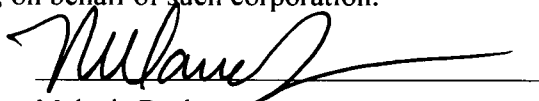
Executed on this the 30th day of November, 2021

Breckenridge Townhomes Association, Inc., acting by and through its managing agent, Margie Myers Property Management Team LLC.


Margie Myers, Owner

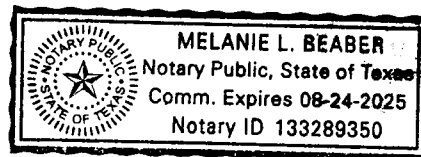
STATE OF TEXAS §
COUNTY OF NUESES §

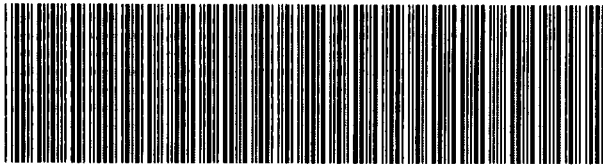
This instrument was acknowledged before me on the 30th day of November, 2021 by Margie Myers, Owner with Margie Myers Property Management Team LLC, the managing agent for Breckenridge Townhomes Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.


Melanie Beaber

Notary Public, State of Texas

When recorded return to:
Margie Myers Property Management Team LLC
4918 Holly Rd. C3
Corpus Christi, TX 78411





VG-85-2021-2021063099

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2021063099

Official Public Records

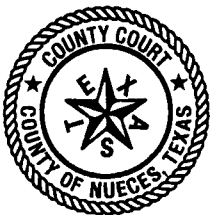
NOTICE

Recorded On: December 03, 2021 02:20 PM

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

***** 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: 2021063099
Receipt Number: 20211203000155
Recorded Date/Time: December 03, 2021 02:20 PM
User: Margarita S
Station: CLERK01

Record and Return To:

MARGIE MYERS