

MANAGEMENT CERTIFICATE

LOS BALCONES TOWN HOME ASSOCIATION, INC

The undersigned, being the Managing Agent of **LOS BALCONES TOWN HOME 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: **Los Balcones Townhomes, (the "Subdivision")**
2. The name of the Association: **Los Balcones Town Home Association, Inc., (the "Association")**
3. The recording data for the Subdivision Development is as follows:

Lot 1BR, Block 30 Padre Island Number 1, a subdivision in the City of Corpus Christi, Nueces County, Texas such plat being recorded in Volume 66, Page 26, of the Official Map Records of Nueces County, Texas, said being land a replat of Lots 1B, 2B, and 3B, Block 30, Padre Island Number 1, Corpus Christi, Nueces County, Texas and all improvements now or hereafter erected or constructed thereon.

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

Declaration of Covenants and Conditions and Restrictions for Los Balcones Town Home Association, Inc., are recorded under Document No. **2007025381**, Public Records of Nueces County, Texas.

5. Additional information to be considered is as follow:

Amendment to the Declaration for Los Balcones Town Home Association, Inc., is recorded under Document No. **2013018592**, Public Records of Nueces County, Texas; and Second Amendment to the Declaration for Los Balcones Town Home Association, Inc., is recorded under Document No. **2021051971** Public Records of Nueces County, Texas.

The Certificate of Formation, Bylaws and Statement of Unanimous Consent of Board of Directors of the Association are recorded under Document No. **2007029083** Public Records of Nueces County, Texas.

6. Name and mailing address of the Association is:

Los Balcones Town Home Association, Inc.
c/o Symmetry Commercial Management LLC
302 Rosebud Ave.
Corpus Christi, Texas 78404

7. Name and mailing address of the Association's managing agent is:

Symmetry Commercial Management LLC
302 Rosebud
Corpus Christi, Texas 78404
(361) 452-3648

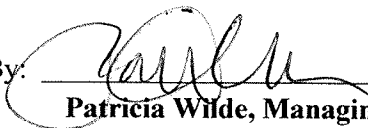
8. The website address for Los Balcones Town Home Association, Inc. is:
symmetry-cm.com
9. There is a \$200.00 transfer fee relating to the property transfer for Los Balcones Town Home Association, Inc., and the current resale certificate fee is \$375.00.

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.

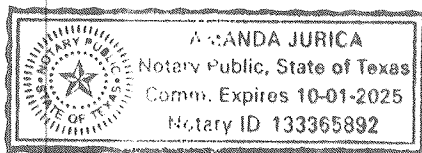
Executed on this 8th day of July, 2024.

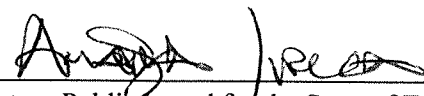
**Los Balcones Town Home Association,
Inc.
a Texas non-Profit Corporation**

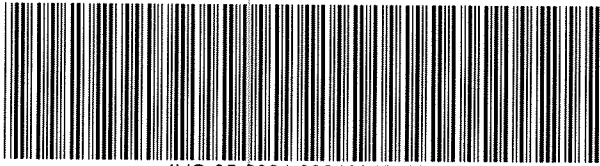
By: 
Patricia Wilde, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

BEFORE ME, the undersigned notary public, on this 8th day of July, 2024 personally appeared **Patricia Wilde, Managing Agent of Los Balcones Town Home 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.




Notary Public in and for the State of Texas



VG-85-2024-2024024278

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2024024278

Official Public Records

NOTICE

Recorded On: July 17, 2024 02:21 PM

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 *****

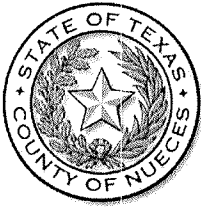
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2024024278
Receipt Number: 20240717000129
Recorded Date/Time: July 17, 2024 02:21 PM
User: Dusty G
Station: CLERK02

Record and Return To:

SYMMETRY COMMERCIAL MANAGEMENT



Kara Sands

Nueces County Clerk
901 Leopard St #201
Corpus Christi, TX 78401

Main: (361)888-0580

Receipt: 20240717000129

Date: 07/17/2024

Time: 02:21PM

By: Dusty G

Station: CLERK02

Status: DUPLICATE COPY

<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>
1	Official Public Records	NOT	2024024278	4	\$28.00	

Order Total (1) \$28.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Credit Card	100302283529	3615639118	\$28.00

Total Payments (1) \$28.00

Change Due \$0.00

SYMMETRY COMMERCIAL MANAGEMENT

For more information about the County Clerk's office and to search property records online, please visit <http://www.nuecesco.com/county-services/county-clerk>



All Transactions Approved

Bureau: 3271499 - Nueces County, TX County Clerk CNT

Order #	Amount	Qty	Conv. Fee	Result
20240717000129	\$28.00	1	\$1.00	Approved
Payment ID: 100302283529				
Notice				
Total Amounts + All Fees:	\$29.00			

BILLING INFORMATION

Payment will be billed to:

PATRICIA WILDE

Card ending in ...6998 (Visa)

Processed at 07/17/2024 2:21:25 PM CDT

LEGAL NOTICE

Certified Payments provides a service for consumers and businesses to make payments via their credit card for various types of services and taxes. By utilizing Certified Payments, you, the cardholder, are subject to the following terms and conditions. By submitting your payment through Certified Payments, you are agreeing to the terms and conditions listed in the Legal Notices link below. Please read all terms and conditions carefully.

Privacy Statement - www.certifiedpayments.net/PrivacyStatement.aspx

Legal Notice - www.certifiedpayments.net/LegalNotices.aspx

Signature

By signing this receipt, you authorize a payment to the Nueces County, TX County Clerk CNT . The convenience fee will appear as a separate transaction on your credit card statement.