



Kara Sands

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

Main: (361)888-0580

Receipt: 20220512000081

Date: 05/12/2022

Time: 11:22AM

By: Lisa C

Station: CLERK04.nuecescc.local

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	2022023330	14	\$69.00	

Order Total (1) \$69.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Check	1326	MAIL-RTN ENC-737-261-0600	\$69.00

Total Payments (1) \$69.00

Change Due \$0.00

CAGLE PUGH ATTORNEYS AND COUNSELORS
4301 WESTBANK DR. BLDG. A-STE. 150
AUSTIN, TX 78746

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>

MANAGEMENT CERTIFICATE
PADRE ISLES PROPERTY OWNERS' ASSOCIATION, INC.

The undersigned, being an Officer of Padre Isles Property Owners' Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Padre Island – Corpus Christi (the "Subdivision Development").
2. The name of the Association is Padre Isles Property Owners' Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Block 28 of Padre Island No. 1, as shown by Map or Plat thereof recorded at Volume 13, Page 1 to 8, Map Records of Nueces County, Texas.

Lots 1A through 6A, inclusive, of Block 1 and Lots 1A through 15A, inclusive, of Block 2 of Padre Island No. 1, as shown by map or plat thereof recorded in Volume 13, Page 1 to 8, Map Records of Nueces County, Texas.

Lots 1B through 6B, inclusive of Block 1 and Lots 1B through 15B, inclusive, of Block 2 of Padre Island No. 1, as shown by Map or Plat thereof recorded at Volume 13, Page 1 to 8, Map Records of Nueces County, Texas.

Lot 10 of Block 71 of Padre Island – Corpus Christi Section No. 3, as shown by map or plat thereof recorded in Volume 33, Page 83 and 84, Map Records of Nueces County, Texas.

Block 32 of Padre Island No. 1, as shown by map or plat thereof recorded in Volume 13, Pages 1 to 8, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Section No. 4, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 33, Page 44 through 47, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Section No. 2, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 33, Page 80 through 82, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Section No. 3, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 33, Page 83 and 84, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Section A, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 33, Page 97 through 99, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Section B, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 34, Page 15 and 16, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Mariner’s Cay, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 34, Page 34 and 35, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Barataria Bay Units 1 & 2, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 34, Page 60 and 61 and Page 62 and 63, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Barataria Bay Unit 3, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 34, Page 86 and 87, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Barataria Bay Unit 4, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 34, Page 84 and 85, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Barataria Bay Unit 5, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 34, Page 117 and 118, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Section C, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 34, Page 133, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Section D, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 35, Page 24 and 25, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Point Tesoro Unit 1, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 34, Page 145 and 146, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Point Tesoro Unit 2, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 35, Page 20 and 21, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Point Tesoro Unit 3, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 35, Page 22 and 23, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Point Tesoro Unit 4, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 35, Page 46 to 49, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Point Tesoro Unit 5, a subdivision in Nueces County, Texas according to the Map or Plat thereof recorded at Volume 38, Page 32 to 33, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Coquina Bay, a subdivision in Nueces County, Texas according to the Map or Plat thereof recorded at Volume 38, Page 47 through 54, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Island Fairway Estates, a subdivision in Nueces County, Texas according to the Map or Plat thereof recorded at Volume 38, Page 55 to 61, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Mariner’s Cay Unit 2, a subdivision in Nueces County, Texas according to the Map or Plat thereof recorded at Volume 38, Page 45 to 46, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Mariner’s Cay Unit 2-A, a subdivision in Nueces County, Texas according to the Map or Plat thereof recorded at Volume 39, Page 193 to 194, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Commodore’s Cove Unit One, a subdivision in Nueces County, Texas according to the Map or Plat thereof recorded at Volume 38, Page 34 to 35, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Ports O’Call, a subdivision in Nueces County, Texas according to the Map or Plat thereof recorded at Volume 38, Page 62 through 68, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Section E, a subdivision in Nueces County, Texas according to the Map or Plat thereof recorded at Volume 38, Page 25 and 26, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Section G, a subdivision in Nueces County, Texas according to the Map or Plat thereof recorded at Volume 38, Page 27 to 31, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Section H, Unit One, a subdivision in Nueces County, Texas according to the Map or Plat thereof recorded at Volume 41, Page 60 to 63, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Blocks 1, 2 and 3, Section 18, a subdivision in Nueces County, Texas according to the Map or Plat thereof recorded at Volume 38, Page 69 and 70, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Island Fairway Estates, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 40, Page 145 and 146, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Section No. 3A, a subdivision in Nueces County, Texas, according to the Map or Plat thereof recorded at Volume 38, Page 22 and 23, Map Records of Nueces County, Texas.

Padre Island – Corpus Christi, Island Fairway Estates, Blocks 37, 38, 39 and 40, a subdivision in Nueces County, Texas according to the Map or Plat thereof recorded at Volume 41, Page 128 and 129, Map Records of Nueces County, Texas.

Lots 1 thru 14 inclusive, Block 41, Lots 1 thru 32 inclusive, Block 42, Padre Island – Corpus Christi, Island Fairway Estates Blocks 41 and 42, a subdivision in Nueces County, Texas according to the Map or Plat thereof recorded at Volume 42, Page 16 and 17, Map Records of Nueces County, Texas, such map or plat being a replat of Lot 2, Block 28, Padre

Island – Corpus Christi, Island Fairway Estates according to the Map or Plat thereof recorded at Volume 41, Page 82 and 83, Map Records of Nueces County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Island Fairway Estates, Blocks 37, 338, 39 and 40, recorded at Document No. 1659 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Island Fairway Estates Blocks 41 and 42, recorded at Document No. 86667 of the Official Public Records of Nueces County, Texas.

First Amendment to Protective Covenants and Landowners' Agreement for a Portion of Block 71, Padre Island – Corpus Christi, Section No. 3 and a Portion of Blocks 1 and 2, Padre Island No. 1, recorded at Document No. 61478 of the Official Public Records of Nueces County, Texas.

First Amendment to Protective Covenants and Landowners' Agreement for a Portion of Block 71, Padre Island – Corpus Christi, Section No. 3 and a Portion of Blocks 1 and 2, Padre Island No. 1, recorded at Document No. 61479 of the Official Public Records of Nueces County, Texas.

First Amendment to Protective Covenants and Landowners' Agreement for a Portion of Block 71, Padre Island – Corpus Christi, Section No. 3 and a Portion of Blocks 1 and 2, Padre Island No. 1, recorded at Document No. 61480 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Section No. 4, recorded at Document No. 749211 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Section No. 2, recorded at Document No. 764205 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Section No. 3, recorded at Document No. 758428 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Section A, recorded at Document No. 757187 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Section B, recorded at Document No. 760255 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement, recorded at Document No. 760479 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement "B" Lots of Blocks 1 and 2, Padre Island No. 1, recorded at Document No. 766903 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Block 28 of Padre Island No. 1, recorded at Document No. 766904 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Mariner's Cay, recorded at Document No. 772233 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Barataria Bay Units 1 and 2, recorded at Document No. 772234 of the Official Public Records of Nueces County, Texas.

First Amendment to Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Section No. 2, recorded at Document No. 772235 of the Official Public Records of Nueces County, Texas.

First Amendment to Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Section No. 3, recorded at Document No. 772236 of the Official Public Records of Nueces County, Texas.

First Amendment to Protective Covenants and Landowners' Agreement "B" Lots of Blocks 1 and 2, Padre Island No. 1, recorded at Document No. 772237 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Barataria Bay Unit 4, recorded at Document No. 776435 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Barataria Bay Unit 3, recorded at Document No. 776436 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Barataria Bay Unit 5, recorded at Document No. 785920 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Section C, recorded at Document No. 787975 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Point Tesoro Unit 2, recorded at Document No. 793337 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Section D, recorded at Document No. 793339 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Point Tesoro Unit 1, recorded at Document No. 789794 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Point Tesoro Unit 1, recorded at Document No. 790390 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Point Tesoro Unit 3, recorded at Document No. 793338 of the Official Public Records of Nueces County, Texas.

Agreement, recorded at Document No. 793340 of the Official Public Records of Nueces County, Texas.

Amendment to Protective Covenants and Landowners' Agreement Block 28 of Padre Island No. 1, recorded at Document No. 796854 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Point Tesoro Unit 4, recorded at Document No. 797631 of the Official Public Records of Nueces County, Texas.

Agreement, recorded at Document No. 802269 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Blocks 35 and 36 of Padre Island No. 1, recorded at Document No. 830486 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Coquina Bay, recorded at Document No. 874373 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Point Tesoro Unit 5, recorded at Document No. 874369 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Island Fairway Estates, recorded at Document No. 874374 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Mariner's Cay Unit 2, recorded at Document No. 874372 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Commodore's Cove Unit One, recorded at Document No. 874370 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Ports O'Call, recorded at Document No. 874375 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Section G, recorded at Document No. 874368 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Section E, recorded at Document No. 874367 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Section No. 3A, recorded at Document No. 874366 of the Official Public Records of Nueces County, Texas.

Amendment, recorded at Document No. 897969 of the Official Public Records of Nueces County, Texas.

Second Amendment to Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Section No. 2, recorded at Document No. 903334 of the Official Public Records of Nueces County, Texas.

Amendment, recorded at Document No. 933464 of the Official Public Records of Nueces County, Texas.

First Amendment to Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Ports O'Call, recorded at Document No. 903333 of the Official Public Records of Nueces County, Texas.

Waiver of Restrictions, Etc., recorded at Document No. 951200 of the Official Public Records of Nueces County, Texas.

First Amendment to Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Island Fairway Estates, Blocks 30, 34, 35 and 36, recorded at Document No. 971252 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Block 75, Padre Island – Corpus Christi, Section No. 2, recorded at Document No. 941977 of the Official Public Records of Nueces County, Texas.

Second Amendment to Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Ports O'Call, recorded at Document No. 931166 of the Official Public Records of Nueces County, Texas.

First Amendment to Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Coquina Bay, recorded at Document No. 931164 of the Official Public Records of Nueces County, Texas.

Third Amendment to Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Section No. 2, recorded at Document No. 936222 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Island Fairway Estates Block 3, recorded at Document No. 954076 of the Official Public Records of Nueces County, Texas.

Amendment to Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Mariner's Cay Unit 2-A, recorded at Document No. 954255 of the Official Public Records of Nueces County, Texas.

Third Amendment to Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Ports O'Call, recorded at Document No. 955448 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Island Fairway Estates, Blocks 29-33, recorded at Document No. 965353 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Island Fairway Estates, Blocks 30, 34, 35 and 36, recorded at Document No. 965354 of the Official Public Records of Nueces County, Texas.

Fourth Amendment to Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi – Section No. 2, recorded at Document No. 7106 of the Official Public Records of Nueces County, Texas.

Fifth Amendment to Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi – Section No. 2, recorded at Document No. 15186 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Lots 8 through 18 Inclusive, Block 191, Padre Island – Corpus Christi, Section No. 4, recorded at Document No. 24534 of the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Tract 3, Padre Island – Corpus Christi, Section No. 4, recorded at Document No. 32146 of the Official Public Records of Nueces County, Texas.

First Amendment to Protective Covenants and Landowners' Agreement for a Portion of Block 71, Padre Island – Corpus Christi, Section No. 3 and a Portion of Blocks 1 and 2, Padre Island No. 1, recorded at Document No. 61479 in the Official Public Records of Nueces County, Texas.

Protective Covenant, recorded at Document No. 122003 in the Official Public Records of Nueces County, Texas.

Second Amendment to Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Island Fairway Estates Block 3, recorded at Document No. 248238 in the Official Public Records of Nueces County, Texas.

Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Blocks 1, 2 and 3, Section 18, recorded at Document No. 360979 in the Official Public Records of Nueces County, Texas.

Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 307417 in the Official Public Records of Nueces County, Texas.

First Amendment to Protective Covenants and Landowner's Agreement Padre Island – Corpus Christi, Section A, recorded at Document No. 347375 in the Official Public Records of Nueces County, Texas.

Fourth Amendment to Protective Covenants and Landowners' Agreement, Padre Island – Corpus Christi, Ports O'Call, recorded at Document No. 754048 in the Official Public Records of Nueces County, Texas.

Fifth Amendment to Protective Covenants and Landowners' Agreement, Padre Island – Corpus Christi, Ports O'Call, recorded at Document No. 780443 in the Official Public Records of Nueces County, Texas.

Sixth Amendment to Protective Covenants and Landowners' Agreement, Padre Island – Corpus Christi, Ports O'Call, recorded at Document No. 792568 in the Official Public Records of Nueces County, Texas.

Amendment, recorded at Document No. 828183 in the Official Public Records of Nueces County, Texas.

Second Amendment to Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Island Fairway Estates Blocks 30, 34, 35 and 36, recorded at Document No. 886711 in the Official Public Records of Nueces County, Texas.

Second Amendment to Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Coquina Bay, recorded at Document No. 948136 in the Official Public Records of Nueces County, Texas.

Sixth Amendment to the Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Ports O'Call, recorded at Document No. 960211 in the Official Public Records of Nueces County, Texas.

Third Amendment to the Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Island Fairway Estates, Blocks 30, 34, 35 and 36, recorded at Document No. 979735 in the Official Public Records of Nueces County, Texas.

Second Amendment to Protective Covenants and Landowner's Agreement Padre Island – Corpus Christi, Section A, recorded at Document No. 1996049599 in the Official Public Records of Nueces County, Texas.

First Amendment to Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Section No. 4, recorded at Document No. 1997025016 in the Official Public Records of Nueces County, Texas.

Second Amendment to Protective Covenants and Landowners' Agreement for Lot 10 of Block 71, Section No. 3; and Lots 1A-6A of Block 1 and Lots 1A-15A of Block 2 of Padre Island No. 1, Padre Island – Corpus Christi, recorded at Document No. 1997044096 in the Official Public Records of Nueces County, Texas.

First Amendment to the Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Point Tesoro Unit 2, recorded at Document No. 1998035831 in the Official Public Records of Nueces County, Texas.

First Amendment to the Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Point Tesoro Unit 3, recorded at Document No. 1998035832 in the Official Public Records of Nueces County, Texas.

First Amendment to the Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Point Tesoro Unit 1, recorded at Document No. 1998035830 in the Official Public Records of Nueces County, Texas.

First Amendment to the Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi, Point Tesoro Unit 4, recorded at Document No. 1998035833 in the Official Public Records of Nueces County, Texas.

Sixth Amendment to Protective Covenants and Landowners' Agreement Padre Island Corpus Christi, Section No. 2, recorded at Document No. 2001023205 in the Official Public Records of Nueces County, Texas.

Second Amendment to Protective Covenants and Landowners' Agreement Padre Island Corpus Christi, Section No. 3, recorded at Document No. 2001023206 in the Official Public Records of Nueces County, Texas.

Amendment of Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Ports O'Call, recorded at Document No. 2004031097 in the Official Public Records of Nueces County, Texas.

Amendment and Waiver of Deed Restrictions, Protective Covenants and Landowner's Agreement Padre Island – Corpus Christi, Section A, recorded at Document No. 2006002972 in the Official Public Records of Nueces County, Texas.

Amendment of Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Section C Subdivision, Section D Subdivision, Commodore's Cove Unit One Subdivision, Commodore's Cove Unit Two Subdivision, Mariner's Cay Unit 2 Subdivision, Point Tesoro Unit 2 Subdivision, Point Tesoro Unit 3 Subdivision, Ports O'Call Subdivision, No. 1 Subdivision, recorded at Document No. 2007000378 in the Official Public Records of Nueces County, Texas.

Amendment of Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Section E Subdivision, Barataria Bay Units 1 & 2 Subdivision, Barataria Bay Unit 3 Subdivision, Barataria Bay Unit 4 Subdivision, Barataria Bay Unit 5 Subdivision, Coquina Bay Subdivision, Island Fairway Estates Subdivision, Point Tesoro Unit 1 Subdivision, Point Tesoro Unit 4 Subdivision, Point Tesoro Unit 5 Subdivision, Section No. 2 (Galleon Bay Unit 2) Subdivision, Sections No. 3 and 3A (Galleon Bay Unit 3) Subdivision, Section No. 4 (Tradewinds) Subdivision, recorded at Document No. 2007000379 in the Official Public Records of Nueces County, Texas.

Correction Amendment of Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Section E Subdivision, Barataria Bay Units 1 & 2 Subdivision, Barataria Bay Unit 3 Subdivision, Barataria Bay Unit 4 Subdivision, Barataria Bay Unit 5 Subdivision, Coquina Bay Subdivision, Island Fairway Estates Subdivision, Point Tesoro Unit 1 Subdivision, Point Tesoro Unit 4 Subdivision, Point Tesoro Unit 5 Subdivision, Section No. 2 (Galleon Bay Unit 2) Subdivision, Sections No. 3 and 3A (Galleon Bay Unit 3) Subdivision, Section No. 4 (Tradewinds) Subdivision, recorded at Document No. 2007017105 in the Official Public Records of Nueces County, Texas.

Supplement to Amendment of Protective Covenants and Landowners' Agreement Padre Island – Corpus Christi Island Fairway Estates Subdivisions, recorded at Document No. 2011000128 in the Official Public Records of Nueces County, Texas.

Termination of Declaration, recorded at Document No. 2016038007 in the Official Public Records of Nueces County, Texas.

Confirmation of Termination of Declaration of Protective Covenants for Vacated Subdivision, recorded at Document No. 2016050348 in the Official Public Records of Nueces County, Texas.

Adoption of Rules and Fine Schedule for Padre Isles Subdivisions, recorded at Document No. 2016049533 in the Official Public Records of Nueces County, Texas.

Padre Isles Property Owners Association, Inc. Bylaws as Amended through April 2, 2017, recorded at Document No. 2017016587 in the Official Public Records of Nueces County, Texas.

Padre Isles Property Owners Association, Inc. Bylaws as Amended through November 28, 2017, recorded at Document No. 2017050070 in the Official Public Records of Nueces County, Texas.

Padre Isles Property Owners Association, Inc. Bylaws as Amended through February 27, 2018, recorded at Document No. 2018010754 in the Official Public Records of Nueces County, Texas.

Padre Isles Property Owners Association, Inc. Bylaws, recorded at Document No. 2018024375 in the Official Public Records of Nueces County, Texas.

Amended and Restated Bylaws of Padre Isles Property Owners Association, Inc., recorded at Document No. 2020022834 in the Official Public Records of Nueces County, Texas.

Corrected Amended and Restated Bylaws of Padre Isles Property Owners Association, Inc., recorded at Document No. 2020027819 in the Official Public Records of Nueces County, Texas.

Corrected Amended and Restated Bylaws of Padre Isles Property Owners Association, Inc., recorded at Document No. 2020030673 in the Official Public Records of Nueces County, Texas.

Certified Resolutions of the Board of Directors of Padre Isles Property Owners Association, Inc. Supplemental Records Production and Copying Policy, recorded at Document No. 2021004323 in the Official Public Records of Nueces County, Texas.

5. The name and mailing address of the Association is:

Padre Isles Property Owners Association, Inc.
14015 Fortuna Bay Drive
Corpus Christi, Texas 78418

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Gary Klepperich, CMCA, AMS, PCAM
Executive Director
Padre Isles Property Owners Association, Inc.
14015 Fortuna Bay Drive
Corpus Christi, Texas 78418
Tel: (361) 949-7025
Email: gary@pipoa.net

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is www.padreislespoa.net.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Property Transfer Fee	\$100.00
Resale Certificate (Five Business Days/Valid for 30 Days)	\$50.00
Rush Fee (Requests Made for Less than 48 hour Turnaround)	\$25.00
Refinance Certificate/Statement of Account (Five Business Days/Valid for 30 Days)	\$50.00
Resale Certificate Refresh (Certificate Requested Prior to 30 Days Requiring an Update)	\$25.00
Lender Questionnaire	\$25.00
Title Transfer Fee	\$100.00

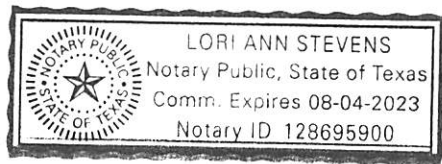
This Management Certificate is effective as of the 20th day of April, 2022.

PADRE ISLES PROPERTY OWNERS' ASSOCIATION, INC.,
a Texas nonprofit corporation

By: Marvin Jones
Name:
Title: MARVIN JONES
PRESIDENT

THE STATE OF TEXAS §
COUNTY OF NUECES §

This instrument was acknowledged before me on 20th day of April, 2022, by Harvin Jones, President for Padre Isles Property Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Lori Ann Stevens
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
PADRE ISLES PROPERTY OWNERS' ASSOCIATION, INC.



VG-85-2022-2022023330

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2022023330

Official Public Records

NOTICE

Recorded On: May 12, 2022 11:22 AM

Number of Pages: 14

" Examined and Charged as Follows: "

Total Recording: \$69.00



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: 2022023330
Receipt Number: 20220512000081
Recorded Date/Time: May 12, 2022 11:22 AM
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Record and Return To:

CAGLE PUGH- ATTORNEYS AND COUNSELORS
4301 WESTBANK DR. BLDG. A-STE. 150

AUSTIN TX 78746