

**Management Certificate of The Shores Subdivision of South Padre Island  
(Pursuant to Texas Property Code Section 209.004)**

- (1) the name of the subdivision is:

The Shores Subdivision of South Padre Island aka The Shores of South Padre Island;

- (2) the name of the association is:

The Shores Owners Association. The Association was established by certificate of formation filed with the secretary of state of Texas on September 17, 1998, under file number 0150623701;

- (3) the recording data for the subdivision is set forth on EXHIBIT A attached hereto and incorporated herein by reference;

- (4) the recording data for the declaration and any amendments to the declaration is as set forth in Amended and Restated Declaration of Covenants, Conditions, Restrictions & Other Matters of The Shores Subdivision, dated February 13, 2006, and filed for record in Volume 12262, Page 1, Official Records of Cameron County, Texas and current and future amendments supplemental declarations and certificates including, but not limited to, those instruments itemized in EXHIBIT B attached hereto;

- (5) the name and mailing address of the association is as follows:

The Shores Owners Association  
8605 Padre Blvd.  
South Padre Island, Texas 78597

- (6) the name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Franke Realty  
8605 Padre Blvd.  
South Padre Island, Texas 78597  
Telephone: 956-761-2606  
Email: richardjr@frankerealty.com

- (7) the amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

- a. New Owner Assessment. Upon the sale of any lot in Shores Subdivision, the buyer shall pay at closing a "New Owner Assessment" payable to the Association. The amount of the New Owner Assessment is equal to the "Base Amount," as set by the Board of the Association, multiplied by the number of Class A votes to which the Lot, Living Unit, Nonliving Unit or Hotel Living Unit is entitled to, assuming it is owned by a Class A Member. Currently, the Base Amount of the New Owner Assessment is \$300.00. Note: Said fee is reoccurring upon each sale of the property and is not limited to this particular sale.

- b. Transfer Fee to Shores Foundation. Upon the sale of any lot in Shores Subdivision, the buyer shall pay at closing a transfer fee to the Shores Foundation, a non-profit corporation committed to promote the cultural enhancement of the community. The amount of the Transfer Fee is equal to the "Base Amount," as set by the Board of the Association, multiplied by the number of Class A votes to which the Lot, Living Unit, Nonliving Unit or Hotel Living Unit is entitled to, assuming it is owned by a Class A Member. Currently, the Base Amount of the Transfer Fee is \$200.00. Note: Said fee is reoccurring upon each sale of the property and is not limited to this particular sale.
- c. Resale Certificate. Resale certificates may be obtained through the association's designated representative at a cost of \$375; an updated resale certificate may be obtained at a cost of \$75.

(8) other information regarding the subdivision:

Without limiting the extent of the Declaration and other governing documents of the Subdivision, the following provisions affecting property within the Subdivision are noted. Interested parties should review all applicable terms and conditions within the governing documents. To the extent of a conflict between the following provisions and the Declaration, the terms and provisions of the Declaration, as applicable, shall control:

- a. Section 5.02 of the Declaration sets forth construction deadlines applicable to vacant residential lots.
- b. Construction guidelines and standards are set forth in the Declaration and Design Code.
- c. Franke Rentals, located at 8605 Padre Boulevard, South Padre Island, Texas, is the sole and exclusive rental agent for all of the properties within the Subdivision. All leasing or rentals of any and all Houses, Lots, Units, Living Units, Nonliving Units I, Nonliving Units II or Hotel Living Units (as defined in the Declaration) by any Owner or Unit Owner within the properties within the Subdivision shall be negotiated by and through the Exclusive Rental Agent, and the customary commission shall be paid by the leasing or renting Owner to the Exclusive Rental Agent for such services rendered.
- d. The Shores Subdivision is within a Planned Development District approved by the City of South Padre Island; an extensive set of standards and specification are on file in the Planning Department of the City of South Padre Island.

The Shores Owners Association

By: \_\_\_\_\_

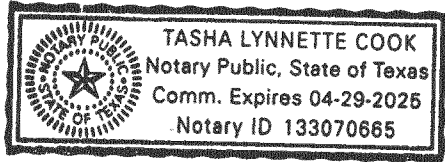
Richard J. Franke,  
Vice-President

STATE OF TEXAS

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§  
§

COUNTY OF CAMERON

This instrument was acknowledged before me on February 15, 2023, by Richard J. Franke, Vice-President of The Shores Owners Association, a nonprofit corporation, on behalf of said corporation.



*Tasha Cook*

\_\_\_\_\_  
Notary Public, State of Texas

My commission expires: \_\_\_\_\_

**EXHIBIT A**  
**Subdivision Recording Data**

The recording data for the subdivision is as follows:

Subdivision or Map Description	Filed Date	Volume	Page	Book
SHORES SUBD PHASE 1 SEC 1	9/10/1998	C1	1664B	Cameron County Map Records
SHORES SUBD PH 1 SEC 1	10/9/1998	C1	1674B	Cameron County Map Records
SHORES SUBD PHASE 1 SEC 2	1/16/2003	C1	2220B	Cameron County Map Records
SHORES SUBD PH 1 SEC 3	12/17/2004	C1	2454B	Cameron County Map Records
SHORES SUBD PHASE 1 SEC 2	1/3/2005	C1	2563B	Cameron County Map Records
SHORES SUBD MARINA VILL PH SEC 1	2/1/2006	C1	2648A	Cameron County Map Records
MARINA BOAT DOCKS AT THE SHORES	2/22/2006	12287	112	Cameron County Official Public Records
600 SERIES MARINA BOAT DOCKS AT THE SHORES	2/10/2023	Inst. # 2023-4737		Cameron County Official Public Records
SHORES SUBD MARINA VILLAGE PH SEC 1	4/12/2006	C1	2695B	Cameron County Map Records
SHORES SUBD PH 1 SEC 2	5/3/2006	C1	2673A	Cameron County Map Records
SHORES SUBDIVISION PH 1 SEC 2	1/19/2007	C1	2766B	Cameron County Map Records
SHORES SUBD MARINA VILLAGE PH SEC 1	5/18/2007	C1	2816B	Cameron County Map Records
SHORES SUBD PH 1 SEC 3 REPLAT	6/25/2007	C1	2829B	Cameron County Map Records
SHORES SUBD MARINA VILLAGE PH SEC 2	6/26/2007	C1	2832B	Cameron County Map Records
SHORES SUBD MARINA VILLAGE PH SEC 1	10/23/2007	C1	2860B	Cameron County Map Records
SHORES SUBD MARINA VILLAGE PH SEC 2	12/17/2007	C1	2872A	Cameron County Map Records
SHORES SUBD MARINA VILLAGE PH REPLT SEC 2	5/22/2008	C1	2909B	Cameron County Map Records
SHORES SUBD PH 1 SEC 2 REPLAT	8/17/2012	C1	3122B	Cameron County Map Records

**NOTE:** Pursuant to the Amended and Restated Declaration of Covenants, Conditions, Restrictions & Other Matters of The Shores Subdivision (hereinafter the "Declaration") dated February 13, 2006, and filed for record in Volume 12262, Page 1, Official Records of Cameron County, Texas as amended and supplemented from time to time, if the Declarant named therein or any other person, firm or corporation is the owner of any property within Schedule A of the Declaration which it desires to add to the scheme of the Declaration, it may do so by filing of record a Supplemental Declaration, which shall extend the scheme of the covenants, conditions and restrictions of the Declaration to such property.

**EXHIBIT B**  
**Declaration Recording Data**

Document
Declaration of Covenants, Conditions, Restrictions & Other Matters for the Shores Subdivision, dated September 15, 1998, and filed for record in Volume 5149, Page 1, Official Records of Cameron County, Texas (superseded by Amended and Restated Declaration of Covenants, Conditions, Restrictions & Other Matters of The Shores Subdivision, dated February 13, 2006)
First Amendment to the Declaration of Covenants, Conditions, Restrictions & Other Matters for the Shores Subdivision, dated June 21, 2000, and filed for record in Volume 6368, Page 261, Official Records of Cameron County, Texas (superseded by Amended and Restated Declaration of Covenants, Conditions, Restrictions & Other Matters of The Shores Subdivision, dated February 13, 2006)
Second Amendment to the Declaration of Covenants, Conditions, Restrictions & Other Matters for the Shores Subdivision, dated November 5, 2004, and for record in Volume 10737, Page 29, Official Records of Cameron County, Texas (superseded by Amended and Restated Declaration of Covenants, Conditions, Restrictions & Other Matters of The Shores Subdivision, dated February 13, 2006)
Third Amendment to the Declaration of Covenants, Conditions, Restrictions & Other Matters for the Shores Subdivision, dated December 14, 2004, and filed for record in Volume 10853, Page 301, Official Records of Cameron County, Texas (superseded by Amended and Restated Declaration of Covenants, Conditions, Restrictions & Other Matters of The Shores Subdivision, dated February 13, 2006)
Amended and Restated Declaration of Covenants, Conditions, Restrictions & Other Matters of The Shores Subdivision, dated February 13, 2006, and filed for record in Volume 12262, Page 1, Official Records of Cameron County, Texas (including the Articles of Incorporation and Bylaws of the Shores Owners Association)
First Amendment to the Amended and Restated Declaration of Covenants, Conditions, Restrictions & Other Matters of The Shores Subdivision, dated September 21, 2006, and filed for record in Volume 13046, Page 62, Official Records of Cameron County, Texas
Second Amendment to the Amended and Restated Declaration of Covenants, Conditions, Restrictions & Other Matters of The Shores Subdivision, dated March 7, 2008, and filed for record in Volume 14881, Page 183, Official Records of Cameron County, Texas
Third Amendment to the Amended and Restated Declaration of Covenants, Conditions, Restrictions & Other Matters for The Shores Subdivision, dated January 13, 2010, and filed for record in Volume 16620, Page 57, Official Records of Cameron County, Texas
Fourth Amendment to the Amended and Restated Declaration of Covenants, Conditions, Restrictions & Other Matters for The Shores Subdivision, dated February 25, 2021, and filed for record under Instrument Number 2021-7688, Official Records of Cameron County, Texas
Supplemental Declaration of "The Lot 13 Beach-Side Phase" to the Declaration of Covenants, Conditions, Restrictions & Other Matters of The Shores Subdivision, dated February 4, 2005, and filed for record in Volume 11077, Page 185, Official Records of Cameron County, Texas
Supplemental Declaration of "The Marina Boat Docks at The Shores" to the Declaration of Covenants, Conditions, Restrictions & Other Matters of The Shores Subdivision, dated February 17, 2006, and filed for record in Volume 12287, Page 112, Official Records of Cameron County, Texas
First Amendment to Supplemental Declaration of "The Marina Boat Docks at The Shores" to the Declaration of Covenants, Conditions, Restrictions & Other Matters of The Shores Subdivision, dated February 7, 2023, and filed for record under Instrument Number 2023-4736, Official Records of Cameron County, Texas
Supplemental Declaration Adding the 600 Series Boat Docks to the Supplemental Declaration of "The Marina Boat Docks at The Shores" to the Declaration of Covenants, Conditions, Restrictions & Other Matters of The Shores Subdivision, dated February 10, 2023, and filed for record under Instrument

Number 2023-4737, Official Records of Cameron County, Texas
Supplemental Declaration of "The Marina Village Phase" to the Declaration of Covenants, Conditions, Restrictions & Other Matters of The Shores Subdivision, dated February 13, 2006 filed for record in Volume 12262, Page 102, Official Records of Cameron County, Texas
Notice of Private Transfer Fee Obligation by the Shores Foundation, a Texas non-profit corporation for the benefit of The Shores Subdivision of South Padre Island, Texas, filed for record on February 12, 2013 in Volume 19124, Page 113, Official Records of Cameron County, Texas.
Certificate and Memorandum for Recording of Association Policies for The Shores Subdivision of South Padre Island, Texas by The Shores Owners Association for the benefit of The Shores Subdivision of South Padre Island, Texas, filed for record on February 19, 2013 in Volume 19138, Page 179, Official Records of Cameron County, Texas.
Certificate and Memorandum for Recording of Association Policies for The Shores Subdivision of South Padre Island, Texas by The Shores Owners Association for the benefit of The Shores Subdivision of South Padre Island, Texas, filed for record on February 23, 2015 in Volume 20776, Page 130, Official Records of Cameron County, Texas.
Certificate and Memorandum for Recording of Design Code for The Shores Subdivision of South Padre Island, Texas, filed for record on February 14, 2023 in Instrument Number 2023-4936, Official Records of Cameron County, Texas
The Shores Subdivision is within a Planned Development District approved by the City of South Padre Island; an extensive set of standards and specification are on file in the Planning Department of the City of South Padre Island.

NOTE: Portions of the property subject to the Declaration that is the subject of this Management Certificate may be subject to further or additional dedicatory instruments – "Sub-Declarations" or Condominium Declarations – not included above and outside the scope of this Management Certificate. By way of example only, Lot Number Thirteen (13), Block Number Four (4), THE SHORES SUBDIVISION, PHASE ONE, SECTION TWO, in the Town of South Padre Island, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 2221-A, Map Records of Cameron County, Texas is subject to the Declaration and Association that is the subject of this Management Certificate, but is also subject to the Condominium Declaration of Los Corales Condominiums dated January 13, 2010, recorded in Volume 16601, Page 1, Official Records of Cameron County, Texas, as may be amended – the condominium declaration and the association named therein being outside the scope of this Management Certificate.

**Cameron County  
Sylvia Garza-Perez  
Cameron County Clerk**

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**Instrument Number:** 2023-5268

eRecording - Real Property

Recorded On: February 15, 2023 04:45 PM

Number of Pages: 7

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

Total Recording: \$56.00

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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: 5268  
Receipt Number: 20230215000146  
Recorded Date/Time: February 15, 2023 04:45 PM  
User: Danielle C  
Station: CC-20M-3112.cameronad.gov

**Record and Return To:**

EPN



**STATE OF TEXAS  
COUNTY OF CAMERON**

**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 County, Texas.**

Sylvia Garza-Perez  
Cameron County Clerk  
Cameron County, TX