MANAGEMENT CERTIFICATE

ROYAL SANDS N.U.D. OWNERS ASSOCIATION, INC.
Texas Property Code Chapter 209, Section 209.004

As required by the Texas Property Code Chapter 209, Section 209.004, **ROYAL SANDS N.U.D. OWNER'S ASSOCIATION, INC.** is providing the following subdivision information to the public:

Name of Subdivision: Royal Sands

Name & Location of the Homeowner's Association: Royal Sands N.U.D. Owners Association, Inc., located in Port Aransas, Texas.

Name and Mailing Address of Association: Royal Sands NUD Owners Association, Inc., 135 Royal Sands Blvd., Port Aransas, Texas 78373

Management, Website and Email Address of Association:
Royal Sands NUD Owners Association Inc is managed by the Board of Directors.
Association Website: https://royalsandstx.com Email address is RoyalSandsTX@gmail.com

Recording Data for the Royal Sands NUD Owners Association, Inc. Documents:

Document Name	Document #	Filing Location
Plat Map Records	UNK	Volume 39, Pages 78 & 79, Map Records, Nueces County, Texas
Articles of Incorporation	2002045471 (Original filed 2002)	Property Records, Nueces County, Texas
Bylaws	20250107 (Updated 3/26/25)	Property Records, Nueces County, Texas
Royal Sands Amended and Restated Declaration of Covenants, Restrictions and Conditions	2023016227 (Updated 5/8/23)	Property Records, Nueces County, Texas

Fees Charged by the Association for Property Transfer: The Association shall charge a fee of $375 to assemble, copy, and deliver the information required by Section 207.003 of the Texas Property Code and provide a Resale Certificate.

This Management Certificate is made and filed in the real property records of Nueces County, Texas in accordance with Chapter 209 of the Texas Property Code.

Royal Sands N.U.D. Owners Association, Inc.

Merry Kelly Harmon
President, Royal Sands NUD

Signed the 26th Day of March, ~~2025~~.

ACKNOWLEDGEMENT

State of Texas

County of Nueces

Before me on this day personally appeared Merry Kelly Harmon known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same in the capacity stated for the purposes and consideration expressed.

Given under my hand and seal of office this 26 day of March, 2025.

YVONNE FLORES
Notary Public, State of Texas
Comm. Expires 07-29-2028
Notary ID 125917320

Yvonne Flores

Notary Public, State of Texas

VG-85-2025-2025010728

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2025010728

Official Public Records

NOTICE

Recorded On: March 26, 2025 01:38 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $24.00

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:	2025010728
Receipt Number:	20250326000101
Recorded Date/Time:	March 26, 2025 01:38 PM
User:	Regina C
Station:	CLERK01

Record and Return To:

ROYAL SANDS N U D MERRY KELLY HARMON