

**AMENDED MANAGEMENT CERTIFICATE  
FOR SHORELINE OAKS MASTER ASSOCIATION, INC.**

Shoreline Oaks Master Association, Inc. files this Amended Management Certificate pursuant to the Texas Property Code for Residential Property Owners Protection Act, Section 209.004 Management Certificates, to provide the following information about Shoreline Oaks Master Association, Inc. in Shoreline Oaks Subdivision:

1. The name of the subdivision is Shoreline Oaks Subdivision.
2. The name of the association is Shoreline Oaks Master Association, Inc.
3. The plat of Shoreline Oaks Subdivision, Unit One, is recorded in Volume 64, Pages 255-256, Map Records of Nueces County, Texas and the plat of Shoreline Oaks Subdivision, Unit Two, is recorded in Volume 67, Pages 565-566, Map Records of Nueces County, Texas.
4. The Amended and Restated Declaration of Covenants and Restrictions for Shoreline Oaks Subdivision is recorded at Document No. 2019020233 of the Official Public Records of Nueces County, Texas.

5. The name and mailing address of the association are:

Shoreline Oaks Master Association, Inc.  
c/o Pacesetter Steel Property Management, L. L. P.  
5034 Holly Rd., Suite 2  
Corpus Christi, TX 78411

6. The name, mailing address, telephone number, and e-mail address of the person managing the association is:

**Pacesetter Steel Property Management, L. L. P.**  
Julie Cazalas—Agent  
5034 Holly Rd., Suite 2  
Corpus Christi, TX 78411  
Office: 361-992-4990  
[imcazalas@corpuschristi-homes.com](mailto:imcazalas@corpuschristi-homes.com) (primary / agent)  
[vrodriguez@corpuschristi-rentalhomes.com](mailto:vrodriguez@corpuschristi-rentalhomes.com) (secondary / accounting)

7. The website address of which the dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is:

<https://shorelineoakshoa.managebuilding.com/Resident/public/home>

8. The amount and description of fees charged by the association relating to a property transfer in the subdivision are:
- i. Resale Certificate \$75.00
  - ii. Transfer Fee \$225.00
  - iii. Fees relating to property transfer are due upon the sale or transfer of a Lot.
  - iv. Any unpaid or outstanding assessments, fees, fines or legal fees associated with a Lot are due upon transfer of a Lot.
9. Assessment Dues are \$564 per year.

IN WITNESS WHEREOF, the Shoreline Oaks Master Association, Inc. Board of Directors instructed the undersigned to execute these Policies and effect the recording on behalf of the Association

SIGNED on this the 26 day of August, 2024.

SHORELINE OAKS MASTER ASSOCIATION, INC.

By (Signature):

Name (Printed):

Title:

Ludwina Pauline Hirvasoja

Secretary, Board of Directors

STATE OF TEXAS

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COUNTY OF NUECES

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This instrument was acknowledged before me on the 26 day of August, 2024, by  
(Print Name) Ludwina Pauline Hirvasoja, (Print Title) Secretary, Board of Directors of  
SHORELINE OAKS MASTER ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of such nonprofit corporation.

After recording, return to:  
Shoreline Oaks Master Association, Inc.  
2150 Sky Crest  
Corpus Christi, Texas 78418

Monica A. Fuentes  
Notary Public, State of Texas





\*VG-85-2024-2024028847\*

**Nueces County  
Kara Sands  
Nueces County Clerk**

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**Instrument Number:** 2024028847

Official Public Records

NOTICE

Recorded On: August 26, 2024 01:24 PM

Number of Pages: 3

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**" 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

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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: 2024028847  
Receipt Number: 20240826000097  
Recorded Date/Time: August 26, 2024 01:24 PM  
User: Dusty G  
Station: CLERK02

**Record and Return To:**

SHORELINE OAKS MASTER ASSOCIATION