

**Property Owners' Association Management Certificate**  
**AMENDED**  
**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.

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 Recording data for the Declaration is recorded at Document No. 2006010526 and the Amended and Restated Declaration of Covenants and Restrictions 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.  
5110 Holly Rd.  
Corpus Christi, TX 78411
6. The name, mailing address, telephone number, and e-mail address of the person managing the association is:  
\*\*\*\*(NEW ADDRESS)\*\*\*\*  
**Pacesetter Steel Property Management, L. L. P.**  
5110 Holly Rd.  
Corpus Christi, TX 78411  
  
Agent—Julie Cazalas; Office Phone: 361-992-4990  
[jmcazalas@corpuschristi-homes.com](mailto:jmcazalas@corpuschristi-homes.com) (primary)  
[bookkeeper@corpuschristi-rentalhomes.com](mailto:bookkeeper@corpuschristi-rentalhomes.com) (accounting)
  - Leave Voice Message, please include:
    - Full Name, Shoreline Oaks Address, Phone Number, Reason for Call
7. The website address 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 \$660 per year beginning 2026; \$55 monthly payment accepted; late fee \$20 on 16<sup>th</sup>.