



AFTER RECORDING RETURN TO:  
KRISTI E. STOTTS, ESQ.  
WINSTEAD PC  
600 W. 5<sup>TH</sup> STREET., SUITE 900  
AUSTIN, TEXAS 78701  
[KSTOTTS@WINSTEAD.COM](mailto:KSTOTTS@WINSTEAD.COM)

**DECLARANT REMOVAL AND APPOINTMENT OF  
DIRECTORS AND OFFICERS**

**PALMILLA BEACH OWNERS ASSOCIATION, INC.**

*Nueces County, Texas*

DECLARANT: KM BEACH, LLC, a Texas limited liability company

Cross-reference to Palmilla Beach Amended and Restated Master Covenant, recorded under Document No. 2022052024, Official Public Records of Nueces County, Texas, as may be amended from time to time.

**PALMILLA BEACH OWNERS ASSOCIATION, INC.  
DECLARANT REMOVAL AND APPOINTMENT OF DIRECTORS AND OFFICERS**

KM BEACH, LLC, a Texas limited liability company, is the "Declarant" under that certain Palmilla Beach Amended and Restated Master Covenant, recorded under Document No. 2022052024, Official Public Records of Nueces County, Texas, as may be amended from time to time (the "Covenant"), establishing the Palmilla Beach Owners Association, Inc., a Texas nonprofit corporation (the "Association").

Pursuant to *Section 3.4* of the Covenant, Declarant currently has the right to appoint and remove all members of the Board of Directors of the Association (the "Board") and all officers of the Association.

Declarant hereby removes all members from the Board and appoints the following persons to serve as directors on the Board and to serve as officers of the Association for the offices set forth below until their successor(s) should be chosen or qualified in their stead, or until their earlier death, resignation, retirement, disqualification or removal from office:

- Harry Ben Adams IV – President**
- Lee Battle – Vice President**
- Gregg Carr – Secretary/Treasurer**

Unless otherwise provided herein, all capitalized terms used but not defined in this instrument shall have the meanings ascribed to such terms in the Covenant.

[SIGNATURE PAGE FOLLOWS]

EXECUTED TO BE EFFECTIVE on the date this instrument is Recorded.

DECLARANT:

KM BEACH, LLC, a Texas limited liability company

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

Printed Name: Harry B Adams IV

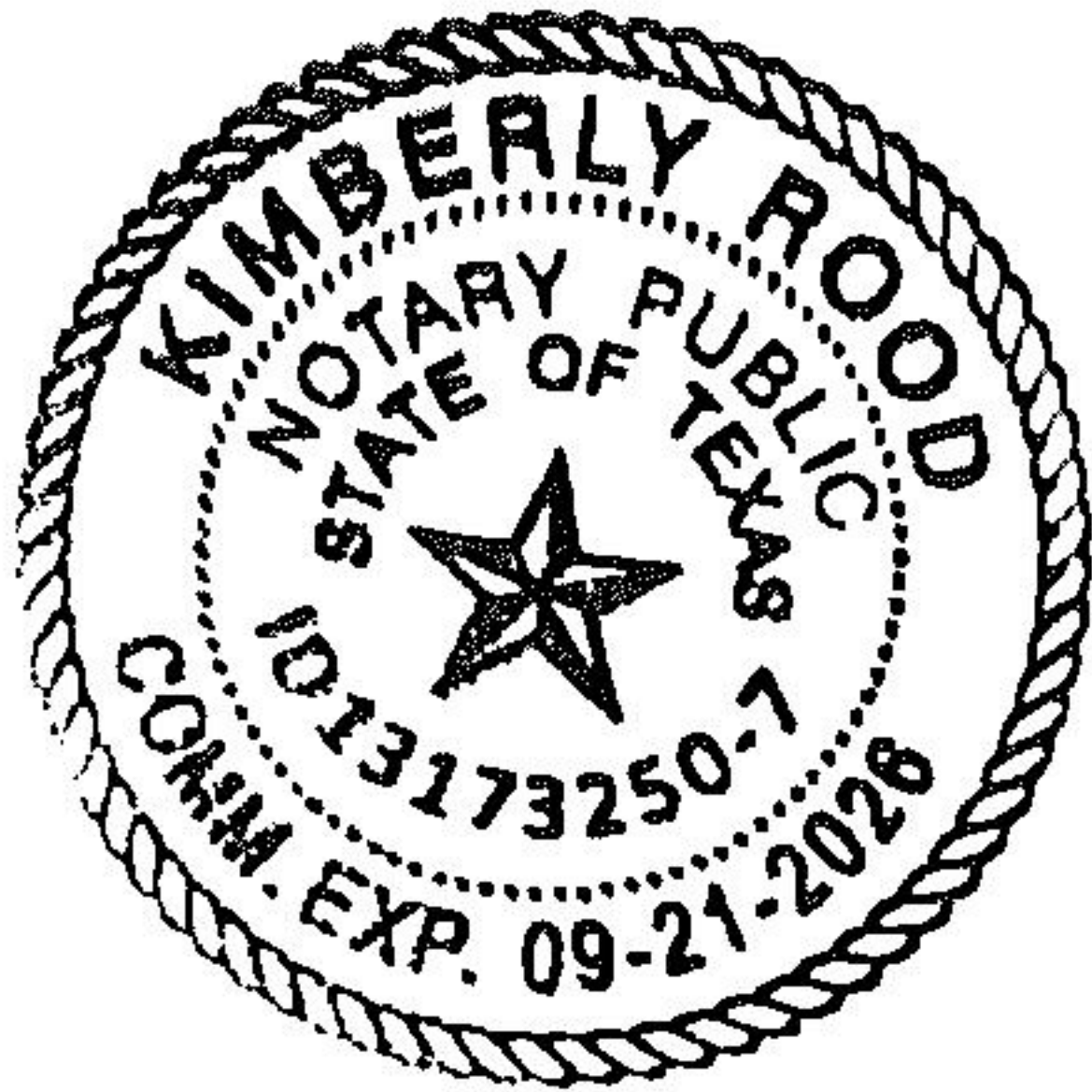
Title: Vice President

THE STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me this 20<sup>th</sup> day of November, 2025 by Harry B Adams IV, Vice President of KM Beach, LLC, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)



Kimberly Rood  
Notary Public Signature

Nueces County  
Kara Sands  
Nueces County  
Clerk

Instrument Number: 2025042023

eRecording - Real Property

DECLARATION

Recorded On: November 21, 2025 03:02 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$28.00



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:

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Simplifile  
484 North 300 West, Suite 202  
Provo UT