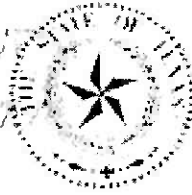


CARRIE ARRINGTON
ARANSAS COUNTY
ARANSAS COUNTY COURTHOUSE
ROCKPORT, TEXAS 78382

RECEIVED

JAN 24

01



Receipt Number : 296823
Date Paid : 01/18/2022
Received By : NITA

Payment Type: Check Check No :17004

Paid Amount : 34.00

Cost Code	Type	Amount Owed	Amount Paid	Balance Owed
CHS\$1	CL	1.00	1.00	0.00
ARCHIVE	CL	10.00	10.00	0.00
RMP-FILE	OT	10.00	10.00	0.00
OPR REC	OT	13.00	13.00	0.00
Totals :		34.00	34.00	0.00

Paid By : CORAL REEF COTTAGES RES COMMUNITY

Original Balance : 34.00

Payment Remarks : 388645

Amount Paid : 34.00

Amount Applied : 34.00

Total Paid : 34.00

Amount Unapplied 0.00

Received By

PROPERTY OWNERS ASSOCIATION 1st AMENDED MANAGEMENT CERTIFICATE FOR
CORAL REEF COTTAGES RESIDENTIAL COMMUNITY, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
 This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Aransas §

1. Name of Subdivision: Coral Reef Cottages
2. Subdivision Location: Aransas County
3. Name of Homeowners Association: Coral Reef Cottages Residential Community, Inc.
4. Recording Data for Association: Plat Maps for Lots 1 through 7, Block 1; Lots 1 through 7, Block 2; Lots 1 through 5, Block 3; Lots 1 through 8, Block 4; Lots 1 through 5, Block 5; Lots 1 through 3, Block 6; Lots 1 through 8, Block 7; and Lots 1 through 3, Block 8; are recorded in Volume 6, Pages 171-172.
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions are recorded under File No. 339994.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Adoption of Working Capital Assessment is recorded under File No. 0000351695.

Community Manual pertaining to the below is filed under File No. 339997.

- Certificate of Formation
- Bylaws
- Pool Rules
- Fine and Enforcement Policy
- Assessment Collection Policy
- Records Inspection, Copying and Retention Policy
- Statutory Notice of Posting and Recordation of association Governance Documents
- Email Registration Policy

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management

17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Working Capital Fee at Closing - \$1,000.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 12th day of January, 2022.

Coral Reef Cottages Residential Community, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

388645

This instrument was acknowledged and signed before me on 12th

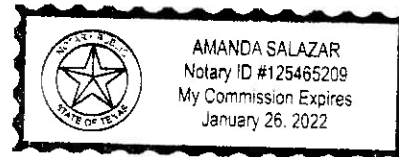
January, 2022 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Coral Reef Cottages Residential Community, Inc., on behalf of said association.



Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



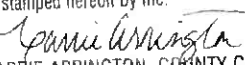
3/34✓

FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS
AT 1:34 P. M.

SCANNED JAN 18 2022 INDEXED

STATE OF TEXAS—COUNTY OF ARANSAS I hereby certify that this instrument was
FILED on the date and at the time affixed hereon by me and was duly RECORDED in
the OFFICIAL PUBLIC RECORDS of ARANSAS COUNTY, TEXAS
as stamped hereon by me.




CARRIE ARRINGTON, COUNTY CLERK
ARANSAS COUNTY, TEXAS