

VG-79-2024-742448

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 742448

Real Property Recordings

Recorded On: June 05, 2024 11:28 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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.

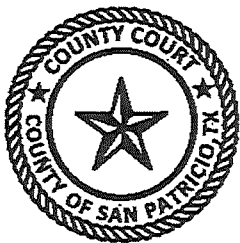
File Information:

Document Number: 742448
Receipt Number: 20240605000031
Recorded Date/Time: June 05, 2024 11:28 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PELICAN COVE CANAL OWNERS ASSOCIATION
17319 SAN PEDRO AVE STE 318

SAN ANTONIO TX 78232



STATE OF TEXAS
San Patricio 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 San Patricio County, Texas**

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR
PELICAN COVE CANAL OWNERS ASSOCIATION

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 San Patricio §

1. Name of Subdivision: Pelican Cove
2. Subdivision Location: San Patricio
3. Name of Homeowners Association: Pelican Cove Canal Owners Association
4. Recording Data for Association:

 Plat recorded under File No. 349017
 Plat recorded under File No. 342432
5. Recording Data for Declaration and any amendments:

 Supplementary DCCR's are recorded under Document No. 420646
 Supplementary DCCR's are recorded under Document No. 453523
 Supplementary DCCR's are recorded under File No. 417977
 First amended and restated DCCR's under File No. 360030
 Amendment to 1st amended & restated DCCR's is recorded under Document No. 433630
 Amendment to 1st amended & restated DCCR's is recorded under Document No. 417978
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
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 (for Builder sells only) = \$120.00
 - Rush for Statement of Account (for Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (for Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

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 17th day of May, 2024.

Pelican Cove Canal Owners Association

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

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on this 17 day of May, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Pelican Cove Canal Owners Association, on behalf of said association.

[Signature]
 Notary Public, State of Texas

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

