

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
**AIRPORT AND CHANNEL CORPORATION**

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 Nueces         §

1.     Name of Subdivision:               Airport and Channel Corporation
2.     Subdivision Location:             Nueces County
3.     Name of Homeowners Association:     Airport and Channel Corporation
4.     Recording Data for Association:
  - Plat of Island Moorings Unit 1, Vol. 48, Pages 142-143, Map Records, Nueces County, Texas
  - Plat of Island Moorings Unit 2, Vol. 49, Pages 72-73, Map Records, Nueces County, Texas
  - Plat of Island Moorings Unit 3, Vol. 50, Page 118, Map Records, Nueces County, Texas
  - Plat of Island Moorings Unit 3 Block 1, Lots 1A through 20, Vol. 53, Page 166, Map Records, Nueces County, Texas
  - Amended Plat of Island Moorings Unit 3, Block 1, Lots 1A through 20, Vol. 53, Page 174, Map Records, Nueces County, Texas
  - Plat of Island Moorings Unit 4, Vol 50, Pages 114-117, Map Records, Nueces County, Texas
  - Plat of Island Moorings, Unit 5, Vol. 51, Pages 69-70, Map Records, Nueces County, Texas
  - Plat of Lots 1 and 2, Block 1, Island Moorings, Unit 6, Vol. 50, Pages 120-121, Map Records, Nueces County, Texas
  - Pelican Point and Sunset Cove Subdivisions are part of Unit 5 of Island Moorings and have replats of portions of Unit 5.

Note: There are numerous other maps, plats and replats that apply to individual developments, townhouses, condominiums, replats and re-subdivisions within the six original units. This list of maps and plats is not intended to be complete. Any purchaser of property within the Island Moorings Subdivision should rely upon their survey, title search or title policy to ascertain the applicability of various maps ad plats.

5. Recording Data for Declaration:

Declaration of Covenants and Restrictions of Island Moorings Unit 1, Volume 1873, Page 973, #324148, Deed Records of Nueces County, Texas

Declaration of Covenants and Restrictions of Island Moorings Unit II, Volume 1901, Page 32, #355321, Deed Records of Nueces County, Texas

Declaration of Covenants and Restrictions of Island Moorings Block 3 of Unit V, Volume 2233, Page 343, Deed Records of Nueces County, Texas

Declaration of Covenants and Restrictions of Island Moorings Unit 3 Block 1, Lots 2-20, Volume 2123, Page 364, #1996049084, Deed Records of Nueces County, Texas

Declaration of Covenants and Restrictions of Island Moorings Unit IV, Volume 1947, Page 797, #412306, Deed Records of Nueces County, Texas

Amendment to Declaration of Covenants and Restrictions of Island Moorings Unit IV, Volume 2233, Page 337, Deed Records of Nueces County, Texas

Declaration of Covenants and Restrictions of Lots 7 & 10 Block 1 Island Moorings Unit IV, Volume 1947, Page 813, Deed Records of Nueces County, Texas

Amended Declaration of Covenants and Restrictions of Lots 7 & 10, Block 1, Island Moorings Unit IV, Volume 1984, Page 949, Deed Records of Nueces County, Texas

Second Amendment of the Declaration of Covenants and Restrictions of Lots 7 & 10, Block 1 Island Moorings Unit IV, Doc #2000021031, Official Public Records, Nueces County, Texas

Declaration of Covenants and Restrictions of Island Moorings Unit V, Volume 1977, Page 928, #449244, Deed Records of Nueces County, Texas

Declaration of Covenants and Restrictions of Island Moorings Unit VI, Volume 1947, Page 829, #412308, Deed Records of Nueces County, Texas

Correction to Declaration of Covenants and Restrictions of Island Moorings Units I and II, File #742475, Official Public Records, Nueces County, Texas

Amendment to Declaration of Covenants and Restrictions of Island Moorings Block 3 of Unit V, Doc #905011, Official Public Records, Nueces County, Texas

Amendment to Declaration of Covenants and Restrictions of Island Moorings Unit VI, Volume 2233, Page 364, Deed Records of Nueces County, Texas

Notice of Amendment of Covenants and Restrictions of Island Moorings Subdivision (all units), Doc #1998001712, Official Public Records, Nueces County, Texas

Amendment to Declaration Unit 3 Block 1, Lots 2-20, Document No. 1996019483

Articles of Incorporation, Bylaws and Amended Bylaws are filed under Document No. 2013055195

Note: There are other covenants and restrictions and condominium and townhome declarations that apply to individual developments, townhouses, condominiums and re-subdivisions within the six original units. This list of covenants and restrictions is not intended to be complete. Any purchaser of property within the Island Moorings Subdivision should rely upon their survey, title search, or title policy to ascertain the applicability of various restrictions and covenants.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The following resolutions dated 8/14/2017 are filed under Doc 2017036942

- Standby Electric Generators Guidelines
- Payment Plan Policy
- Assessment Collection Policy
- Assessment Collection Schedule
- Membership Voting Policy
- Electronic and Telephonic Action Policy
- Violation Enforcement Resolution
- Violation Schedule
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Conflict of Interest Policy
- Application of Payments Policy
- Religious Item Display Guidelines
- E-mail Registration Policy
- Roofing Material Guidelines
- Solar Energy Device Guidelines
- Flag Display Guidelines
- Rainwater Collection Devices Guidelines
- Records Inspection Policy
- Records Retention Policy
- Incurable Violation Enforcement Resolution

Billing Policy and Payment Plan Guidelines are filed under Document No. 2018011245.

Resolution of the Board of Directors for Island Moorings Community Improvement Association, Inc. is filed under Document No. 2021013136

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](http://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

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 25 day of July, 2022.

Airport and Channel Corporation

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

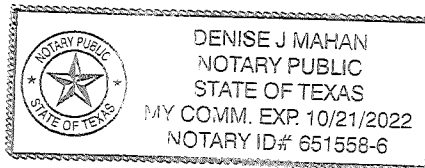
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 25<sup>th</sup>,  
July, 2022 by Shelby Welch, representative of Spectrum Association  
Management, the Managing Agent of Airport and Channel Corporation, on behalf  
of said association.

Denise J Mahan  
Notary Public, State of Texas

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



**Nueces County  
Kara Sands  
Nueces County  
Clerk**

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**Instrument Number:** 2022035559

eRecording - Real Property

CERTIFICATE

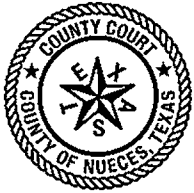
Recorded On: July 26, 2022 09:53 AM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00



**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*

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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: 2022035559  
Receipt Number: 20220726000033  
Recorded Date/Time: July 26, 2022 09:53 AM  
User: Lisa C  
Station: CLERK04.nuecescc.local

**Record and Return To:**

Simplifile  
484 North 300 West, Suite 202  
Provo UT