

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR

ISLAND MOORINGS COMMUNITY IMPROVEMENT 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 Nueces §

1. Name of Subdivision: Island Moorings, Port Aransas, Nueces County, Texas
2. Subdivision Location: Nueces County
3. Name of Homeowners Association: Island Moorings Community Improvement Association
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

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 20 day of October, 2021.

Island Moorings Community Improvement Association

By: 
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

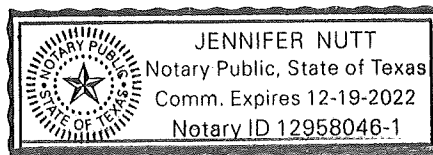
This instrument was acknowledged and signed before me on 20

October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Island Moorings Community Improvement Association, on behalf
of said association.

Jennifer Nutt
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**

Instrument Number: 2021055957

eRecording - Real Property

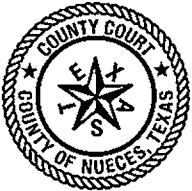
NOTICE

Recorded On: October 22, 2021 12:44 PM

Number of Pages: 6

" Examined and Charged as Follows: "

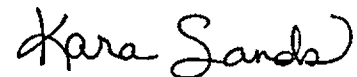
Total Recording: \$37.00



**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



******* 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: 2021055957
Receipt Number: 20211022000151
Recorded Date/Time: October 22, 2021 12:44 PM
User: Sylvia C
Station: CLERK08

Record and Return To:

Simplifile
484 North 300 West, Suite 202
Provo UT