

PROPERTY OWNERS ASSOCIATION 3<sup>rd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**COMPASS ROSE COMMUNITY ASSOCIATION, 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 Galveston   §

1.     Name of Subdivision:           Compass Rose
2.     Subdivision Location:         Galveston County
3.     Name of Homeowners Association:   Compass Rose Community Association, Inc.
4.     Recording Data for Association: Plat is filed at the County under Volume 18, page 209-210 and under Clerk's File No. 8928562
5.     Recording Data for Declaration: Declaration of Covenants, Conditions, Restrictions and Easements are filed under Document No. 9006029 or 9006030 or Book 006, Volume 85, Page 1965.

First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements are filed under Document No. 9121427 or Book 007, Volume 60, Page 1790.

Articles of Incorporation of Compass Rose Community Association, Inc. were filed in the Office of the Secretary of State of Texas on February 28, 1990.

Bylaws of Compass Rose Community Association, Inc. were signed by the Directors on April 18, 1990.

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

The below Compass Rose Community Association, Inc. resolutions are filed under Document No. 2019021621

Billing Policy and Payment Plan Guidelines  
Guidelines for Land Use of Adjacent Lots  
Conflict of Interest Policy  
Violation Enforcement Resolution  
Drought-Resistant Landscaping and Natural Turf Guidelines

Flag Display Guidelines  
Rainwater Collection Devices Guidelines  
Roofing Material Guidelines  
Solar Energy Device Guidelines  
Religious Item Display Guidelines  
E-mail Registration Policy  
Membership Voting Policy  
Records Inspection Policy  
Records Retention Policy

Compass Rose Community Association, Inc. Resolution of The Board of Directors is filed under Document No. 2020021473

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 27 day of October, 2021.

Compass Rose Community Association, Inc.

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

State of Texas §

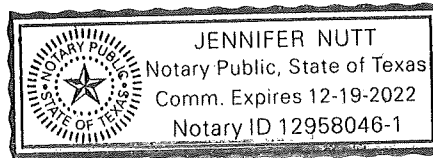
County of Bexar §

This instrument was acknowledged and signed before me on 27  
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Compass Rose Community Association, Inc., 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**



## FILED AND RECORDED

Instrument Number: 2021078643

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 10/28/2021 11:59AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*