

PROPERTY OWNERS ASSOCIATION 4<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**TERRA MAR PROPERTY OWNERS 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 Nueces        §

1.      Name of Subdivision:                Terra Mar
2.      Subdivision Location:                Nueces County
3.      Name of Homeowners Association:      Terra Mar Property Owners Association, Inc.
4.      Recording Data for Association: listed below is filed under Document No. 2018017966
5.      Recording Data for Declaration: listed below is filed under Document No. 2018017966

<u>Subdivision Name</u>	<u>Subdivision Recording Info</u>	<u>Declaration Recording Info</u>
Los Vientos at Terra Mar Unit 1	Map or plat recorded at Volume 64, Pages 185 and 186, Map Records, Nueces County, Texas	Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Terra Mar, a Planned Community, effective February 6, 2006, recorded at Document No. 2010042997, Official Public Records of Nueces County, Texas, as amended by Amendment dated May 6, 2013, recorded at Document No. 2013018513, Official Public Records of Nueces County, Texas (together the "Master Declaration").
Los Arboles at Terra Mar Unit 1	Map or plat recorded at Volume 65, Pages 34 and 35, Map Records, Nueces County, Texas	The Master Declaration and the Annexation Certificate dated March 6, 2006, recorded at Document No. 2006012325, Official Public Records of Nueces County, Texas.
Monte Verde at Terra Mar Unit 1	Map or plat recorded at Volume 65, Pages 76 and 77, Map Records, Nueces County, Texas	The Master Declaration and the Annexation Certificate dated June 30, 2006, recorded at Document No. 2006035589, Official Public Records of Nueces County, Texas.
San Cristobal at Terra Mar	Map or plat recorded at Volume 67, Pages 41 and 42, Map Records, Nueces County, Texas, as amended by map or plat at Volume 67, Page 195, Map Records, Nueces County, Texas, as amended by map or plat at Volume 67, Page 669, Map Records, Nueces County, Texas	The Master Declaration and the Annexation Certificate dated October 8, 2007, recorded at Document No. 2007057768, Official Public Records of Nueces County, Texas.

San Sebastián at Terra Mar	Map or plat recorded at Volume 67, Pages 43-45, Map Records, Nueces County, Texas	The Master Declaration and the Annexation Certificate dated November 19, 2007, recorded at Document No. 2007062979, Official Public Records of Nueces County, Texas, Supplemental Declaration dated April 20, 2009, recorded at Document No. 2009015979, Official Public Records of Nueces County, Texas, and Modification of Supplemental Declaration dated November 1, 2010, recorded at Document No. 2010040369, Official Public Records of Nueces County, Texas.
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Subdivision Name      Subdivision Recording Information      Declaration Recording Information

San Sebastián at Terra Mar Unit 1, Block 1, Lot 16	Map or plat recorded at Volume 67, Pages 168, Map Records, Nueces County, Texas	The Master Declaration and the Annexation Certificate dated November 19, 2007, recorded at Document No. 2007062979, Official Public Records of Nueces County, Texas, Supplemental Declaration dated April 20, 2009, recorded at Document No. 2009015979, Official Public Records of Nueces County, Texas, and Modification of Supplemental Declaration dated November 1, 2010, recorded at Document No. 2010040369, Official Public Records of Nueces County, Texas.
Los Arboles at Terra Mar Unit 2	Map or plat recorded at Volume 67, Page 201-202, and 254-255, Map Records, Nueces County, Texas	The Master Declaration and the Annexation Certificate dated August 21, 2008, 2008, recorded at Document No. 2008043736, Official Public Records of Nueces County, Texas.
Los Vientos at Terra Mar Unit 2	Map or plat recorded at Volume 67, Pages 750 and 751, Map Records, Nueces County, Texas	The Master Declaration and the Annexation Certificate dated May 6, 2013, 2013, recorded at Document No. 2013018514, Official Public Records of Nueces County, Texas.
San Cristobal Estates at Terra Mar Unit 2	Map or plat recorded at Volume 67, Pages 752 and 753, Map Records, Nueces County, Texas	The Master Declaration and the Annexation Certificate dated May 6, 2013, recorded at Document No. 2013018515, Official Public Records of Nueces County, Texas.
Entrada Del Sol at Terra Mar	Map or plat recorded at Volume 67, Pages 754 and 755, Map Records, Nueces County, Texas	The Master Declaration and the Annexation Certificate dated May 6, 2013, recorded at Document No. 2013018516, Official Public Records of Nueces County, Texas.
Monte Verde at Terra Mar Unit 2	Map or plat recorded at Volume 68, Pages 134 and 135, Map Records, Nueces County, Texas	The Master Declaration and the Annexation Certificate dated January 6, 2014, recorded at Document No. 2014000420, Official Public Records of Nueces County, Texas.
Salida Del Sol at Terra Mar Unit 1	Map or plat recorded at Volume 68, Pages 368 and 369, Map Records, Nueces County, Texas	The Master Declaration and the Annexation Certificate dated January 29, 2015, recorded at Document No. 2015003442, Official Public Records of Nueces County, Texas

Monte Verde at Terra Mar Unit 3	Map or plat recorded at Volume 68, Pages 822 and 823	The Master Declaration and the Annexation Certificate dated June 20, 2017, recorded at Document No. 2017026218, Official Public Records of Nueces County, Texas
San Cristobal at Terra Mar Unit 3	Map or plat recorded at Volume 68, Page 934	The Master Declaration and the Annexation Certificate dated January 10, 2018, recorded at Document No. 2018001839 Official Public Records of Nueces County, Texas

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

Articles of Incorporation were filed with the State of Texas on 12/1/2005.

Terra Mar Property Owners Association, Inc. Billing Policy and Payment Plan Guidelines, as well as Bylaws for the Terra Mar Property Owners Association, Inc., are filed under E2018017966.

First Amended Restrictive Covenants and Annexation for San Cristobal at Terra Mar Unit 3 is filed under Document No. 2018012174

First Amended Restrictive Covenants and Annexation for Salida Del Sol at Terra Mar Unit 1 is filed under Document No. 2018012175

Amendment of Supplemental Declaration San Sebastian at Terra Mar is filed under Document No. 2011043060

The following resolutions, policies and guidelines are filed under Document No. 2018020392:

- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-Mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution
- Violation Enforcement Resolution

Terra Mar Property Owners Association, Inc. Restrictive Covenants and Annexation Certificate Salida Del Sol at Terra Mar Unit 2 is filed under Document No. 2018038041

Terra Mar Property Owners Association, Inc. Resolution regarding San Cristobal, Entrada Del Sol, San Sebastian Architectural Control Committee filed under Doc No. 2019003016

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 20 day of October, 2021.

Terra Mar Property Owners Association, Inc.

By:

  
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

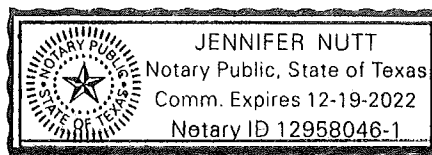
This instrument was acknowledged and signed before me on 20,

October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Terra Mar Property Owners 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**



**Nueces County  
Kara Sands  
Nueces County  
Clerk**

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**Instrument Number:** 2021056036

eRecording - Real Property

NOTICE

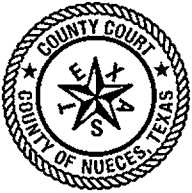
Recorded On: October 22, 2021 01:56 PM

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: 2021056036  
Receipt Number: 20211022000188  
Recorded Date/Time: October 22, 2021 01:56 PM  
User: Sylvia C  
Station: CLERK08

**Record and Return To:**

Simplifile  
484 North 300 West, Suite 202  
Provo UT