

PROPERTY OWNERS ASSOCIATION 2<sup>nd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**COUNTRY CLUB ESTATES 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:                      Country Club Estates
2.      Subdivision Location:                    Nueces County
3.      Name of Homeowners Association:      Country Club Estates Association, Inc.
4.      Recording Data for Association: Country Club Estates, Section I, Tracts A, B, & C, a subdivision in Nueces County, Texas according to map or plat thereof recorded at Nueces County under Document No. 655773, Vol. 28, Pg. 49

The below Country Club Estates, a subdivision in Nueces County, Texas according to map or plat thereof recorded at Nueces County under:

Unit 1: 674651, Vol. 29, Pg. 67  
Unit 2 Replat: 810441, Vol. 55, Pg. 59  
Unit 4 Replat: 764598, Vol. 34, Pg. 39  
Unit 5: 703255, Vol. 31, Pg. 49  
Unit 5: 779076, Vol. 34, Pg. 95  
Unit 6: 927808, Vol. 40, Pg. 26  
Unit 7: 45803, Vol. 42, Pgs. 134 & 135  
Unit 7A: 977430, Vol. 41, Pg. 41  
Unit 8: 63763, Vol. 43, Pgs. 39  
Unit 10: 877958, Vol. 38, Pgs. 100-101  
Unit 14: 875160, Vol. 38, Pgs. 77-78  
Unit 15: 111304, Vol. 44, Pg. 59  
Unit 16: 855425, Vol. 37, Pg. 57-58  
Unit 23: 45804, Vol. 42, Pg. 136  
Unit 23: 375044, Vol. 49, Pg. 169

Unit 2: 674652, Vol. 29, Pg. 68  
Unit 4: 712209, Vol. 31, Pg. 93  
Unit 4 Replat: 787816, Vol. 34, Pg. 132  
Unit 5 Replat: 756236, Vol. 33, Pg. 100  
Unit 6: 765275, Vol. 34, Pg. 40  
Unit 6 Replat: 932156, Vol. 40, Pg. 44  
Unit 7 Replat: 192884, Vol. 45, Pg. 252  
Unit 8: 979396, Vol. 41, Pgs. 45-46  
Unit 8 Replat: 659590, Vol. 54, Pg. 30  
Unit 13: 753636, Vol. 33, Pg. 77  
Unit 15: 913173, Vol. 39, Pgs. 124-125  
Unit 15: 921259, Vol. 56, Pg. 89  
Unit 16: 864692, Vol. 37, Pg. 140-141  
Unit 23: 215645, Vol. 46, Pg. 100

5.      Recording Data for Declaration: Country Club Estates Landowners' Agreement is filed at the county under Document No. 674650, Vol. 1076, Pgs. 391-394

The below Restrictive Covenants for Country Club Estates is filed at the county under:

Unit 1: 674653, Vol. 1076, Pg. 395	Unit 2: 674654, Vol. 1076, Pg. 402
Unit 4: 712311, Vol. 1155, Pg. 320	Unit 5: 703383, Vol. 1135, Pg. 203
Unit 5 Amendment: 705012, Vol. 1138, Pg. 517	Unit 6: 765276, Vol. 1276, Pg. 506
Unit 7: 50135, Vol. 1608, Pg. 515	Unit 7: 878991, Vol. 1428, Pg. 819
Unit 8: 973085, Vol. 1525, Pg. 774	Unit 8 Amended: 980177 Vol. 1533, Pg. 840
Unit 8 Amendment: 987013, Vol. 1540, Pg. 1013	Unit 10: 877963, Vol. 1427, Pg. 879
Unit 13: 753637, Vol. 1250, Pg. 239	Unit 14: 875164, Vol. 1425, Pg. 174
Unit 15: 913175, Vol. 1462, Pg. 172	Unit 16: 655601, Vol. 1407, Pg. 172
Unit 23: 50134, Vol. 1608, Pg. 504	

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

The Article of Incorporation were filed with the State of Texas on the 24<sup>th</sup> of February 1965.

County Club Estates Notice of Closed Municipal Solid Waste Landfill is filed at the county under Document No. 2001028317

Country Club Estates Bylaws were filed under Document No. 2017030782

Enforcement and fine Policy for Country Club Estates Association, Inc. is filed under Document No. 2017032117

The below Country Club Estates Association, Inc. resolutions are filed under Document No. 2019045399

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

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

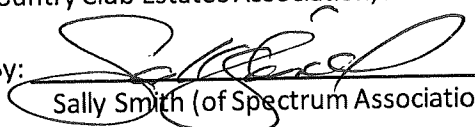
**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

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.

Country Club Estates Association, Inc.

By:

  
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

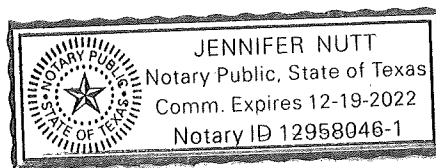
This instrument was acknowledged and signed before me on 20

October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Country Club Estates 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:** 2021055941

eRecording - Real Property

CERTIFICATE

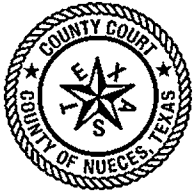
Recorded On: October 22, 2021 12:02 PM

Number of Pages: 5

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

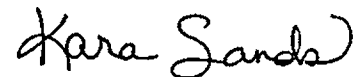
Total Recording: \$33.00



**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



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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: 2021055941  
Receipt Number: 20211022000127  
Recorded Date/Time: October 22, 2021 12:02 PM  
User: Lisa C  
Station: CLERK03

**Record and Return To:**

Simplifile  
484 North 300 West, Suite 202  
Provo UT