

VG-15-2025-751851

**San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk**

Instrument Number: 751851

Real Property Recordings

Recorded On: May 30, 2025 10:50 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

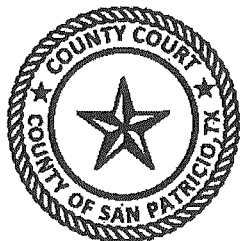
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 751851
Receipt Number: 20250530000016
Recorded Date/Time: May 30, 2025 10:50 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

SPECTRUM ASSOCIATION MANAGEMENT ATTN TRANSITIONS
17319 SAN PEDRO AVE STE 318
SAN ANTONIO TX 78232



**STATE OF TEXAS
San Patricio 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 San Patricio County, Texas**

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS §
 §
COUNTY OF SAN PATRICIO §

KNOW ALL BY THESE PRESENT:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Pelican Cove Canal Owners Association is a property owners' association as the term is defined in the Texas Property Code and has property located in San Patricio County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Pelican Cove Canal Owners Association which have not been previously filed in the public records of San Patricio County are attached hereto, including:

- ***DM Home Inspection Service Rates/Structure to perform ACC duties***

FURTHER, other dedicatory instruments of the Pelican Cove Canal Owners Association have already been filed in the public records of San Patricio County as these documents supplement the previously filed documents.

SIGNED on this the 27th day of May, 2025.

Pelican Cove Canal Owners Association

By: Spectrum Association Management, L.P.

By: Shelby Welch
Shelby Welch
Spectrum Association Management, L.P.
Managing Agent

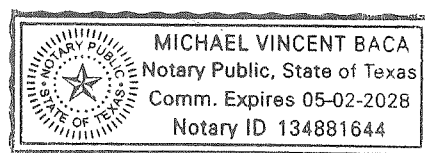
State of Texas §

County of Bexar §

This Instrument was acknowledged and signed before me on this 27th day of May, 2025 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent for Pelican Cove Canal Owners Association, on behalf of said association.

[Signature]
Notary Public, State of Texas

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



Dale I. Wells, CBO
DM Home Inspection Service
539 S. Commercial Street
Aransas Pass Texas 78366
(281) 685-4681

May 05, 2025

Pelican Cove Canal Owners Association
Board of Directors
4444 Corona Drive, Suite 104
Corpus Christi, TX 78411

Re: Proposed Rates for Pelican Cove COA – Architectural Control Committee Services

Dear Board of Directors,

The purpose of this letter is to propose rates for DM Home Inspection Service, Dale I. Wells, to provide ongoing Architectural Control Committee Services for the Pelican Cove Canal Owners Association.

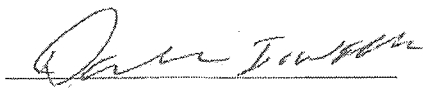
DM Home Inspection Service, Dale I. Wells is requesting the following rates/structure to perform Architectural Control Committee duties on behalf of the Pelican Cove Canal Owners Association:

- Dock Build Architectural Control Committee Request - \$160.00
 - Plan review for PCCOA Compliance - \$75.00
 - Inspection of the completed project - \$85.00 invoiced after the inspection is completed.
- Stand Alone Pilings Architectural Control Committee Request – \$160.00
 - Plan review for PCCOA Compliance - \$75.00
 - Inspection of the completed project - \$85.00 invoiced after the inspection is completed.
- Boat Lift Architectural Control Committee Request - \$160.00
 - Plan review for PCCOA Compliance - \$75.00
 - Inspection of the completed project - \$85.00 invoiced after the inspection is completed.
- Dock with Boat Lift Architectural Control Committee Request - \$160.00
 - Plan review for PCCOA Compliance - \$75.00
 - Inspection of the completed project - \$85.00 invoiced after the inspection is completed.
- Request for additional site inspection in Pelican Cove - \$85.00 invoiced after the inspection is completed.
- Additional Architectural Control Committee services are available upon request.

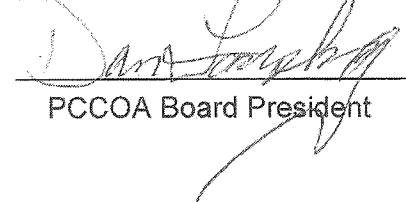
Respectfully,

Dale I. Wells, CBO, ACC
DM Home Inspection Service

Approved and accepted by:

 05/07/2025 DALE I. WELLS
Date Printed Name

On behalf of the Pelican Cove COA Board of Directors

 21 May 2025 Dan Housberg
PCCOA Board President Date Printed Name