



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
LOST WOODS PRESERVE RESIDENTIAL COMMUNITY, 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 Williamson §

1. Name of Subdivision: Lost Woods Preserve
2. Subdivision Location: Williamson
3. Name of Homeowners Association: Lost Woods Preserve Residential Community, Inc.
4. Recording Data for Association:

Lost Woods Preserve Phase 1 Plat is recorded under Document No. 2020017552

Lost Woods Preserve Phase 2 Plat is recorded under Document No. 2021015635

Lost Woods Preserve Phase 3 Plat is recorded under Document No. 2022044405

5. Recording Data for Declaration and any amendments:

DCCR's are recorded under Document No. 2020004049

First Amendment to DCCR's are recorded under Document No. 2020064473

Notice of Plat Recordation Phase 1 is recorded under Document No. 2020045197

Notice of Plat Recordation Phase 2 is recorded under Document No. 2021033385

Notice of Plat Recordation Phase 3 is recorded under Document No. 2022066586

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

Community Manual & Bylaws recorded under Document No. 2020045196

First Supplement to Community Manual is recorded under Document No. 2022106650

Adoption of Working Capital Assessment is recorded under Document No. 2020061230

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 (for Builder sells only) = \$120.00
 - Rush for Statement of Account (for Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (for Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Working Capital Fee = \$350.00

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 26th day of March, 2025.

Lost Woods Preserve Residential Community, Inc.

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

State of Texas §

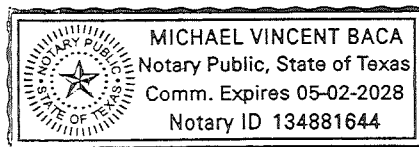
County of Bexar §

This instrument was acknowledged and signed before me on this 26th day of March, 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Lost Woods Preserve Residential Community, Inc., on behalf of said association.

[Signature]
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
OFFICIAL PUBLIC RECORDS 2025025975

PMC Fee: \$33.00
04/08/2025 01:19 PM KOROURKE



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas