



PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR
PARK BC HOMEOWNERS 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 Williamson §

1. Name of Subdivision: Park BC
2. Subdivision Location: Williamson County
3. Name of Homeowners Association: Park BC Homeowners Association, Inc.
4. Recording Data for Association: Plat is filed at the County under Document 2006041170.
5. Recording Data for Declaration and any amendments: Declaration is filed on or about May 22, 2006, Real Property Records of Williamson County, under Document 2006041170.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for the Residential Lots in The Park at Brushy Creek Subdivision is filed under Document No. 2011078157.

Certificate of Formation of Park BC Homeowners Association, Inc. is filed under Document No. 800648499.

The By-Laws are filed on or about October 4, 2012, Real Property Records of Williamson County, under Document 2012082401.

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

The Park at Brushy Creek Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 2017118603

The Park at Brushy Creek Homeowners Association, Inc. Violation and Fine Enforcement Resolution are filed under Document No. 2019017512

Update Mailing Address and Contact Information is filed under Document No. 2019094598.

The Park at Brushy Creek Homeowners Association, Inc. 2021 Pool Rules are filed under Document No. 2021015725.

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 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.

Park BC Homeowners Association, Inc.

By: 
Sally Smith (of Spectrum Association Management), Managing Agent

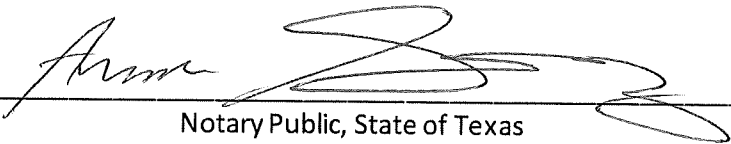
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 20

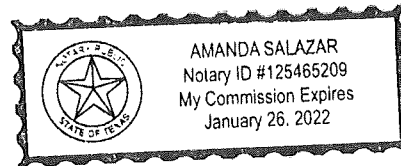
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Park BC Homeowners Association, Inc., on behalf of said association.


Notary Public, State of Texas

(21)

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 2021163397

PMC Fee: \$34.00
10/26/2021 12:02 PM DLAM




Nancy E. Rister, County Clerk
Williamson County, Texas