

PROPERTY OWNERS' ASSOCIATION 10TH AMENDED MANAGEMENT CERTIFICATE FOR

VILLAS AT INGRAM HILLS (SAN ANTONIO) 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 Bexar §

1. Name of Subdivision: Villas at Ingram Hills
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Villas at Ingram Hills (San Antonio) Homeowners' Association, Inc.
4. Recording Data for Association: Plats are filed at the county under Volume 9547, Pg. 134 and Volume 9551, Pg. 53
5. Recording Data for Declaration: Declaration is filed at the county under Document No. 20000161622, Volume 904, Pg. 2094

First Supplement to the Declaration is filed at the county under Document No. 20020143480, Vol. 9014, Pg. 2094

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

Articles of Incorporation of Villas at Ingram Hills (San Antonio) Homeowners' Association, Inc. is filed in the Office of the Secretary of State of Texas on December 17, 1999

Bylaws of Villas at Ingram Hills (San Antonio) Homeowners' Association, Inc. is filed under Document No. 20110233341, Book 15293, Pg. 1576

The below Villas at Ingram Hills (San Antonio) Homeowners' Association, Inc. Resolutions, Policies, and Guidelines are filed under Document No. 20110233341:

- Administrative Resolution #2005001 Collection Policy of 6/6/2005
- Administrative Resolution #2008001 Collection Policy of 11/4/2008
- Administrative Resolution #2007001 Towing Policy of 3/1/2007
- Administrative Resolution Regarding Metal Sheds of 8/6/2008

- Records Retention Policy
- Records Inspection Policy
- Payment Plan Policy
- Email Registration Policy
- Membership Voting Policy
- Collection Policy
- Architectural Guidelines: Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels, Religious Item Displays

The below Villas at Ingram Hills (San Antonio) Homeowners' Association, Inc. Resolutions, Policies, and Guidelines are filed under Document No. 20140014121:

- Record Retention Policy
- Records Inspection Policy
- Payment Plan Policy
- Membership Voting Policy
- E-Mail Registration Policy
- Religious Items Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Guidelines
- Flag Display Guidelines
- Drought Resistant Landscaping and Natural Turf Guidelines
- Assessment Collection Policy
- Violation Enforcement Resolution
- Application of Payments Policy
- Conflict of Interest Policy

Villas at Ingram Hills (San Antonio) Homeowners' Association, Inc. Billing Policy and Payment Plan Guidelines policy are filed under Document No. 20180047559

Villas at Ingram Hills (San Antonio) Homeowners' Association, Inc. Violation Enforcement Resolution is filed under Document No. 20180234118

Villas at Ingram Hills (San Antonio) Homeowners' Association, Inc. Violation Enforcement and Force Maintenance Policy is filed under Document No. 20190187763.

Villas at Ingram Hills (San Antonio) Homeowners' Association, Inc. Resolution of The Board of Directors pertaining to Parking and Towing Policy is filed under Document No. 20190223703.

Villas at Ingram Hills (San Antonio) Homeowners' Association, Inc. Resolution of The Board of Directors pertaining to Parking and Towing Policy is filed under Document No. 20200191483.

Villas at Ingram Hills (San Antonio) Homeowners' Association, Inc. Violation Enforcement Resolution is filed under Document No. 20210002565

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
- Community Enhancement Fee - \$200.00

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 1st day of November, 2021.

Villas at Ingram Hills (San Antonio) Homeowners' Association, Inc.

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

State of Texas §

County of Bexar §

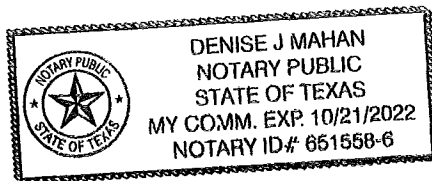
This instrument was acknowledged and signed before me on 1st

November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Villas at Ingram Hills (San Antonio) Homeowners' Association, Inc.
on behalf of said association.

Denise J Mahan
Notary Public, State of Texas

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



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 10:02 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk