

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

PROPERTY OWNERS ASSOCIATION 3<sup>rd</sup> AMENDED MANAGEMENT CERTIFICATE FOR

**VAN ZANDT FARMS HOMEOWNERS' ASSOCIATION**

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 Tarrant §

1. Name of Subdivision: Van Zandt Farms at Fossil Creek
2. Subdivision Location: Tarrant County
3. Name of Homeowners Association: Van Zandt Farms Homeowners' Association
4. Recording Data for Association: Van Zandt Farms at Fossil Creek, a subdivision in Tarrant County, Texas, according to the map or plate recorded under Document No. D198116317, Cabinet A, Slide 4269.

Van Zandt Farms at Fossil Creek, a subdivision in Tarrant County, Texas, according to the map or plate recorded under Document No. D201034049, Cabinet A, Slide 6459.

Van Zandt Farms at Fossil Creek, a subdivision in Tarrant County, Texas, according to the map or plate recorded under Document No. D201034051, Cabinet A, Slide 6460.

Van Zandt Farms at Fossil Creek, a subdivision in Tarrant County, Texas, according to the map or plate recorded under Document No. D201129660, Cabinet A, Slide 6707.

Van Zandt Farms at Fossil Creek, a subdivision in Tarrant County, Texas, according to the map or plate recorded under Document No. D201155974, Cabinet A, Slide 6773.

Van Zandt Farms at Fossil Creek, a subdivision in Tarrant County, Texas, according to the map or plate recorded under Document No. D202156514, Cabinet A, Slide 7546.

Van Zandt Farms at Fossil Creek, a subdivision in Tarrant County, Texas, according to the map or plate recorded under Document No. D204116807, Cabinet A, Slide 9148.

5. Recording Data for Declaration: Declaration of Restrictions, Covenants and Conditions of Van Zandt Farms at Fossil Creek are filed under Instrument No.: D198136320, Volume 13277, Page 70 and D198209763, Volume 13413, Page 63.

Amended Declaration of Restrictions, Covenants and Conditions of Van Zandt Farms at Fossil Creek are filed under Document No. D198283765, Volume 13548, Page 455.

First Amendment to the Amended Declaration of Restrictions, Covenants and Conditions of Van Zandt Farms at Fossil Creek are filed under Document No. D201115747, Volume 14903, Page 127.

Second Amendment to the Amended Declaration of Restrictions, Covenants and Conditions of Van Zandt Farms at Fossil Creek are filed under Document No. D201276834, Volume 15249, Page 194.

Third Amendment to the Amended Declaration of Restrictions, Covenants and Conditions of Van Zandt Farms at Fossil Creek are filed under Document No. D205050466.

Articles of Incorporation of Van Zandt Farms Homeowners' Association are filed in the Office of the Secretary of State of Texas on April 19, 1999.

Bylaws of Van Zandt Farms Homeowners' Association are filed in the Office of the Secretary of State of Texas on April 19, 1999.

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

Resolution of Van Zandt Farms Homeowners' Association Covenant Enforcement and Fining Policy and Notice of Filing of Dedicatory Instruments are filed under Document No. D204346766.

Resolution Adopted by the Board of Directors of Van Zandt Farms Homeowners' Association Schedule of Fines are filed under Document No. D205323349.

Resolution of the Board of Directors of Van Zandt Farms Homeowners' Association Semi-Annual Assessment Payment Schedule are filed under Document No. D205323350.

Resolution 2008-0124(b) of Van Zandt Farms Homeowners' Association, Inc. the Board of Directors Street Damage Policy are filed under Document No. D208235963.

Resolution 2008-0424 of Van Zandt Farms Homeowners' Association, Inc. the Board of Directors Drainage Alteration Policy are filed under Document No. D208235971.

Van Zandt Farms Homeowners' Association resolutions are attached to and filed under Document No. D219137251.

- Billing Policy and Payment Plan Guidelines
- 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
- Uncurable Violation Enforcement Resolution
- Standby Electric Generators Guidelines
- Electronic and Telephonic Action Policy
- Conflict of Interest Policy
- Violation Enforcement Resolution
- Application of Payments Policy
- Records Retention Policy

Van Zandt Farms Homeowners' Association Updated Billing Policy and Payment Plan Guidelines is filed under Document No. D22029331011

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 27 day of October, 2021.

Van Zandt Farms Homeowners' Association

By: [Signature]  
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27th  
October, 2021 by Shelby Schilleci, representative of Spectrum Association  
Management, the Managing Agent of Van Zandt Farms Homeowners' Association, 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

