



PROPERTY OWNERS ASSOCIATION 4th MANAGEMENT CERTIFICATE FOR
NORTHWOODS AT AVERY RANCH OWNERS' 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: Northwoods at Avery Ranch
2. Subdivision Location: Williamson County
3. Name of Homeowners Association: Northwoods at Avery Ranch Owners' Association, Inc.
4. Recording Data for Association: Avery Station, Section 1A Phase 1, a subdivision of record in Williamson County, Texas according to the map or plat thereof recorded as Document No. 2011052951.

Avery Station, Section 1A Phase 1, Replat of Lot 1 and Lot 2, Block 1, a subdivision of record in Williamson County, Texas according to the map or plat thereof recorded as Document No. 2013020440.

Avery Station, Section II-B1, a subdivision of record in Williamson County, Texas according to the map or plat thereof recorded as Document No. 2013030675.

Avery Station, Section 1A, Phase 2, a subdivision of record in Williamson County, Texas according to the map or plat thereof recorded as Document No. 2013064824.

Avery Station, Section II-A, a subdivision of record in Williamson County, Texas according to the map or plat thereof recorded as Document No. 2014048837.

5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions, and Restrictions for Northwoods at Avery Ranch is filed on May 13, 2011 at the county under Document No. 2011031122.

First Amendment to Declaration of Covenants, Conditions, and Restrictions for Northwoods at Avery Ranch is filed on April 13, 2012 at the county under Document No. 2012026915.

Certificate of Formation for Northwoods at Avery Ranch Owners' Association, Inc. is filed on September 11, 2012 at the Office of the Secretary of State of Texas under Document No. 443089770002.

Bylaws of the Northwoods at Avery Ranch Owners' Association, Inc. is filed on September 13, 2012 at the county under Document No. 2012075456.

Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Northwoods at Avery Ranch is filed on December 20, 2012 at the county under Document No. 2012105985.

Northwoods at Avery Ranch Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions is filed on December 21, 2012 at the county under Document No. 2012106074.

Third Amendment to Declaration of Covenants, Conditions, and Restrictions for Northwoods at Avery Ranch is filed on February 20, 2013 at the county under Document No. 2013015401.

Northwoods at Avery Ranch Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions (Northwoods Avery Station Condominiums) is filed on February 20, 2013 at the county under Document No. 2013015516.

Notice of Withdrawal of Land from Declaration of Covenants, Conditions and Restrictions for Northwoods at Avery Ranch is filed on March 4, 2013 at the county under Document No. 2013019237.

Northwoods at Avery Ranch Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions (Avery Station Section II-B1) is filed on October 2, 2013 at the county under Document No. 2013094712.

Northwoods at Avery Ranch Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions (Avery Station Section II-B1) is filed on January 29, 2014 at the county under Document No. 2014006065.

Northwoods at Avery Ranch Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions (Avery Station Section II-A) is filed on July 8, 2015 at the county under Document No. 2015057602.

Northwoods at Avery Ranch Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions (Lot 1A, Block 1, Replat of Lot 1 and Lot 2, Block 1, Avery Station Section 1A, Phase 1) is filed on August 18, 2016 at the county under Document No. 2016075626.

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

The below Northwoods at Avery Ranch Owners' Association, Inc. policy and guidelines are filed on September 13, 2012 at the county under Document No. 2012075456:

- Policy Regarding Display and Installation of Flags and Flagpoles
- Policy Regarding Display of Certain Religious Items

- Policy Regarding Installation and Use of Rainwater Harvesting Systems
- Policy Regarding Installation and Use of Solar Energy Devices and Energy Efficient Roofing Materials
- Payment Plan Guidelines and Application of Payments Schedule
- Records Production and Copy Policy
- Document Retention Policy

Northwoods at Avery Ranch Owners' Association, Inc. Billing Policy and Payment Plan Guidelines, and Violation Fines Resolution is filed at the county under Document No. 2019071493

Updated Mailing Address and Contact Information was filed under Document No. 2019094590.

Northwoods at Avery Ranch Owners' Association Organization Rules are filed with and attached to this certificate:

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
- Origination Fee (at First Closing) - \$500.00
- Transfer Fee (all sales) - \$500.00

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.

Northwoods at Avery Ranch Owners' Association, Inc.

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

State of Texas §

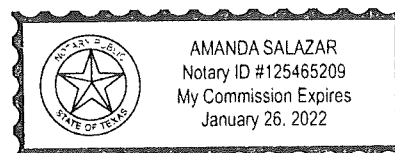
County of Bexar §

This instrument was acknowledged and signed before me on 20
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Northwoods at Avery Ranch Owners' Association, Inc., on behalf of said association.

[Signature]
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 2021163401

PMC Fee: \$38.00
10/26/2021 12:02 PM DLAM

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