

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR**TRAILS AT SHADY OAK 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: Trails at Shady Oak
2. Subdivision Location: Williamson County
3. Name of Homeowners Association: Trails at Shady Oak Residential Community, Inc.
4. Recording Data for Association: Trails at Shady Oak plat maps for Lots 2 through 9, Block A; Lots 3 through 21, Block B; Lots 1 through 13, Block C; Lots 1 through 4, and Lot 27, Block E; Lots 1 through 5, Block F; Borho Phase 1 a subdivision are filed in Williamson County under Document No. 2014004381.

Trails at Shady Oak plat maps for Lots 41, Block I, Borho Phase 6, a subdivision is filed under Document No. 2016005490.

Trails at Shady Oak plat maps for Lots 3 through 9, and Lots 11 through 14, Block G; Lots 46 through 48, Lots 50 through 59, and Lots 61 through 67, Block I, Borho Phase 7 are filed under Document No. 2016070584.

Trails at Shady Oak plat maps for Lots 18 through 26, Block E; Lots 14 through 16, Lots 21 and 23, Block F, Borho Phase 8 are filed under Document No. 2016070719.

Trails at Shady Oak plat maps for Borho Phase 9 is filed under Document No. 2016005422.

5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions, and Restrictions for Trails at Shady Oak are filed under Document No. 2014014672.

Trails at Shady Oak Bylaws are filed within the Community Manual under Document No. 2014018105.

Trails at Shady Oak Residential Community, Inc. First Amendment to the Bylaws are filed under Document No. 2018003464.

Trails of Shady Oak Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions Borho Phase 6 is filed under Document No. 2016008131.

Trails of Shady Oak Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions Phases 7 and 8 is filed under Document No. 2016078491.

Trails of Shady Oak Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions Borho Phase 9 is filed under Document No. 2016007500.

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

Trails at Shady Oak Design Guidelines are filed under Document No. 2018079736.

The Below Trails at Shady Oak Policies are filed within the Community Manual under Document No. 2014018105.

- Fine and Enforcement Policy
- Assessment Collection Policy
- Records Inspection, Copying and Retention Policy
- Statutory Notice of Posting and Recordation of Association Governance Documents

Trails at Shady Oak Residential Community, Inc. Billing Policy and Payment Guidelines is filed under Document No. 2020059385.

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
- Capital Fee - \$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.

Trails at Shady Oak Residential Community, Inc.

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

State of Texas §

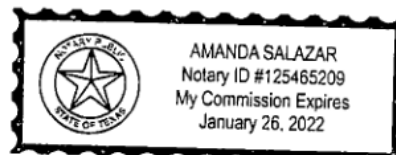
County of Bexar §

This instrument was acknowledged and signed before me on 20 October,

2021 by Sally Smith, representative of Spectrum Association Management, the Managing Agent of Trails at Shady Oak 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



(21) Spectrum Association Management
17319 San Pedro Ave
Ste 318
San Antonio, TX 78232

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2021163413

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



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

Unofficial Document