



PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR
VISTA OAKS 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: Vista Oaks
2. Subdivision Location: Williamson County
3. Name of Homeowners Association: Vista Oaks Owners Association, Inc.
4. Recording Data for Association: Volume 1797, Page 697
 Volume 1794, Page 694
 Volume 1797, Page 700
 Volume 1797, Page 703
 Volume 1760, Page 040
 Volume 1760, Page 045
 Volume 1797, Page 293
 Volume 1797, Page 298

5. Recording Data for Declaration and any amendments: Declaration is filed at the county under Volume 1753, Page 223, and Volume 1797, Page 697.

Amended and Restated Declaration is filed at the county under Volume 1958, Pages 001 - 037

Second Amended and Restated Rules and Regulations is filed under Document No. 2008017391

Resolution of the Board of Vista Oaks Owners Association, Inc. filed under Document No. 2009007375

Amendment of Rules and Regulations are filed under Document No. 2012075201, 2013045547 and 2014084372

Notice of Dedicatory Instrument are filed under Document No. 2013022917

Articles of Incorporation are filed under Volume 1033, Pages 2994 - 3002

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

Vista Oaks Owners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 2018110117

Vista Oaks Owners Association, Inc. Resolution Adopted by the Board of Directors are filed under Document No. 2018110117

Vista Oaks Owners Association, Inc. Violation and Fine Enforcement Resolution is filed with the county under Document No. 2019020340

Vista Oaks Owners Association, Inc. Rescission of Board Resolution is filed under Document No. 2019081578

Update Mailing Address and Contact Information is filed under Document No. 2019094601.

Vista Oaks Owners Association, Inc. Pool Rules are filed Document No. 2021057808.

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.

Vista Oaks Owners Association, Inc.

By:

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

State of Texas §

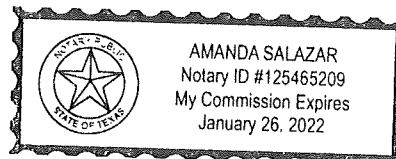
County of Bexar §

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

Management, the Managing Agent of Vista Oaks 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 2021163398

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



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