



PROPERTY OWNERS ASSOCIATION 8<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**PARKSIDE AT MAYFIELD RANCH MASTER 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:                 Parkside at Mayfield Ranch
2.     Subdivision Location:             Williamson County
3.     Name of Homeowners Association: Parkside at Mayfield Ranch Master Community, Inc.
4.     Recording Data for Association: Section 1 recorded in document number 2007080344, Section 2 recorded in document number 20070948083, Section 3 recorded in document number 2007104123, Section 4B1 recorded in document number 2011011831, Section 4B2 recorded in document 2011011832, Section 5A recorded in document number 2012077759, Section 9 recorded in document number 2011024470, Section 10 recorded in document number 2008048153

5.     Recording Data for Declaration and any amendments: Declaration is filed at the county under Document Number     2007002843

Master Covenant is filed under Document No. 2007002843

Design Guidelines are filed under Document No. 2007081113

Notice of Applicability [Section 1] is filed under Document No. 2007081114

Notice of Withdrawal of Land is filed under Document No. 2007031562

Development Area Declaration [Section 1] is filed under Document No. 2007081115

Notice of Applicability [Section 3] is filed under Document No. 2008004472

Notice of Applicability [Section 10] is filed under Document No. 2008048153

Development Area Declaration [Section 3] is filed under Document No. 2008004474

Development Area Declaration [Section 10] is filed under Document No. 2008048154

First Amendment to Design Guidelines are filed under Document No. 2009020036

First Amendment to Master Covenant is filed under Document No. 2011052167

Community Manual is filed under Document No. 2011081619

Design Guidelines Version 2.0 are filed under Document No. 2011076510

Notice of Applicability of Master Covenant and Development Area Declaration [Adding Section 4A] is filed under Document No. 2013056749

Notice of Applicability of Master Covenant and Development Area Declaration [Adding Section 4B-1] is filed under Document No. 2011011831

Notice of Applicability of Master Covenant and Development Area Declaration [Adding Section 4B-2] is filed under Document No. 2011011832

Notice of Applicability of Master Covenant and Development Area Declaration [Adding Section 5A] is filed under Document No. 2012077759

Notice of Applicability of Master Covenant and Development Area Declaration [Adding Section 5B] is filed under Document No. 2013068266

Notice of Applicability of Master Covenant and Development Area Declaration [Adding Section 7] is filed under Document No. 2014085788

Notice of Applicability of Master Covenant and Development Area Declaration [Adding Section 9] is filed under Document No. 2011024470

Notice of Applicability of Master Covenant and Development Area Declaration [Adding Section 13] is filed under Document No. 2013084019

Section 15 plat map filed under Document No. 2016121863

First Amendment to the Bylaws are filed under Document No. 2017052087

Adoption of Working Capital Assessment is filed under Document No. 2018025553

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

Xeriscape Guidelines are filed under Document No. 2013076265

Billing Policy and Payment Plan Guidelines are filed under Document No. 2018035155

Violation Enforcement Policy is filed under Document No. 2018035162

Flag Committee Charter for the Parkside at Mayfield Ranch Master Community, Inc. is filed under Document No. 2018049849

Parkside at Mayfield Ranch Master Community, Inc. Records Inspection Policy is filed under Document No. 2019018409

Update Mailing Address and Contact Information is filed under Document No. 2019094593

Parkside at Mayfield Ranch Master Community, Inc. Pool Committee Charter are filed under Document No. 2019100691.

Parkside at Mayfield Ranch Master Community, Inc. Board of Directors Communications and Social Media Policy is filed under Document No. 2020127704.

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
- Working Capital 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 20 day of October, 2021.

Parkside at Mayfield Ranch Master Community, Inc.

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

State of Texas §

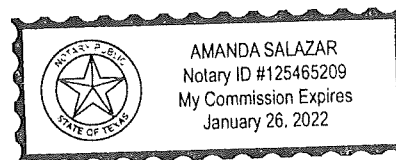
County of Bexar §

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

Management, the Managing Agent of Parkside at Mayfield Ranch Master Community, Inc., on behalf of said association.

[Signature]  
Notary Public, State of Texas

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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 2021163409

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



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