

PROPERTY OWNERS ASSOCIATION 7th AMENDED MANAGEMENT CERTIFICATE FOR
FALCON LANDING COMMUNITY 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 Bexar §

1. Name of Subdivision: Falcon Landing
2. Subdivision Location: Bexar
3. Name of Homeowners Association: Falcon Landing Community Association, Inc.
4. Recording Data for Association: See Exhibit A of the Declaration.
5. Recording Data for Declaration and any amendments: Declaration is filed at the County under Dec #20150078683, Book 17220 page 305.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The following items are filed in the county records under Document number 20150078782:

- Certificate of Filing and Certificate of Formation
- Adoption of Working Capital Assessment
- Community Manual
- Bylaws
- Fine and Enforcement Policy with Schedule of Fines
- Assessment Collection Policy
- Records Inspection, Copying and retention Policy
- Email Registration Policy

The following resolution dated 9.30.2016 is filed under Document Number 20160193735:

- Fine Procedure

Violation Enforcement Resolution and Schedule for the Falcon Landing Community Association, Inc. dated 7/11/2017 is filed under Doc No. 20170134762.

The following resolutions, polies and guidelines are filed under Doc #20180058378:
Payment Plan Policy

Membership Voting Policy
Religious Item Display
Solar Energy Device
Roofing Material Guidelines
Rainwater Collection Devices Guidelines
Flag Display guidelines
Drought-Resistant Landscaping and Natural Turf Guidelines
Application of Payments Policy
Conflict of Interest Policy

Billing Policy and Payment Plan Guidelines are filed under Document No. 20180116545.

Falcon Landing Community Association, Inc. Pool Rules and Guidelines are filed under Document No. 20190049656.

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
- Work Capitalization 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 27 day of October, 2021.

Falcon Landing Community Association, Inc.

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

State of Texas §

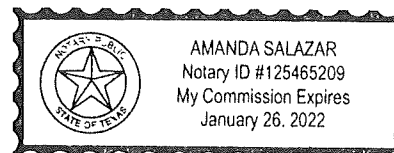
County of Bexar §

This instrument was acknowledged and signed before me on 27th
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Falcon Landing Community Association, 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



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210301397
Recorded Date: October 28, 2021
Recorded Time: 9:56 AM
Total Pages: 4
Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/28/2021 9:56 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk