



PROPERTY OWNERS ASSOCIATION 19th AMENDED MANAGEMENT CERTIFICATE FOR
CERTIFICATE FOR CVR HOMEOWNERS 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 Guadalupe §

1. Name of Subdivision: Cibolo Valley Ranch
2. Subdivision Location: Cibolo, TX
3. Name of Homeowners Association: CVR Homeowners Association, Inc.
4. Recording Data for Association: Plats are recorded at Guadalupe County:
Volume 6, pgs. 596 and 634
Volume 7, pgs. 80, 281, 569-570, 799-800
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions Unit 1 filed under Volume 10512, pgs. 593 Doc# 20040003625 and Volume 1955, pg. 413.
Supplemental Declaration Unit 1: Doc# 20040003626, Vol. 1955, pg. 467
Supplemental Declaration Unit 2: Vol. 1969, pg. 37 Doc# 03471
Supplemental Declaration Unit 3: Vol. 2236, pg. 458
Supplemental Declaration Unit 5: Vol. 2444, pg. 388 Doc# 07-04373
Supplemental Declaration Unit 7: Vol. 2955, pg. 938
Assignment and Assumption of Declarant Rights Vol. 2920, pg. 282-297 filed 9/28/2010
Notice of Applicability to the Declaration for Unit 6 Filed under Vol. 3107, pg 0985 on 3/20/2012.
Notice of Applicability Unit 6B is filed at the County under Vol. 3171, page 0843.
Deed of Gift for Unit 8 filed under Vol. 3107, pg 993 on 3/30/2012
Deed of Gift Unit 8 field under Vol. 3107, pg 0989 on 3/30/2012

Notice of Applicability of Declaration of Covenants Conditions and Restrictions Cibolo Valley Ranch – Unit 9 is attached to and filed under Vol. 4017, pg. 742

Notice of Applicability for Unit 6C is attached to and filed under Volume 4222, Page 0333 at the county.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
Bylaws signed 1/15/2004 are filed under Vol. 3061, Pg. 868

Articles of Incorporation/Certificate of Incorporation: Documents filed with the Secretary of State of Texas and are filed under Vol. 3061, Pg. 868

Architectural Control Guidelines for New Residential Construction by Builders dated 6/2011 are filed under Vol. 3061, Pg. 868

Administrative Resolution No. 20111214 Regarding Violation Policy filed on 4/30/2012 Under File #12-7785.

Resolutions/Policies: All policies are filed at the County under Doc# 11-022177, Volume 3071, page 0103 on 12/16/2011.

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Collection Policy

Architectural Guidelines

All guidelines are filed at the County under Doc# 11-022177,

Volume 3071, page 0103 on 12/16/2011.

Architectural Guidelines for: Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays.

Resolutions/Policies/Guidelines signed 9/23/2013: All policies are attached to and filed with the Certificate filed under Volume 4150, pg. 971

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf

Conflict of Interest Policy

Guidelines for Flag Display

Religious Items Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Guidelines

Application of Payments Policy

Guidelines for Land Use of Adjacent Lots

Architectural Control Committee Variance (regarding rear setbacks) signed on 10/30/2013 is attached to and filed under Volume 4161, page 0094.

Architectural Control Committee Variance signed 1/29/2014 is attached to and filed under Volume 4195, pg 951

Partial Assignment of Declarant Rights signed 1/29/2014 is attached to and filed under Volume 4195, pg 951

Administrative Resolution No. 201401 Board and Membership Meeting Rules are attached to and filed under Volume 4210, pg. 0510.

Fining and Enforcement Policy signed on 6/18/2014 is filed at the county under Volume 4245, page 267

Architectural Control Committee Variance effective 11.12.2014 is attached to and filed under Document # 2014020847.

Assessment Collection Policy effective 6/1/2015 is filed under doc# 2015010968

The Electronic and Telephonic Action Policy, Payment Plan Policy, Solar Energy Device Guidelines, Standby Electric Generators Guidelines, are filed with the county under document number 2015023838.

Maintenance Policy and Force Maintenance Procedure dated August 24, 2016 is filed under Document Number 2016019462.

CVR Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines is filed under Document No. 201899013575.

CVR Homeowners Association, Inc. Fining and Enforcement Policy is filed under Document No. 201999012701.

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 (Builder to Owner) - \$100.00

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 22nd day of November, 2021.

CVR Homeowners Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

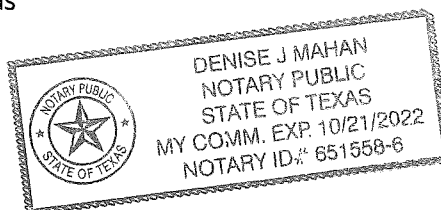
County of Bexar §

This instrument was acknowledged and signed before me on 22nd
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of CVR Homeowners Association, Inc., on behalf of said association.

Denise J Mahan
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



202199040485
I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
11/24/2021 02:49:16 PM PAGES: 4 TIFFANY
TERESA KIEL, COUNTY CLERK



Teresa Kiel