PROPERTY OWNERS ASSOCIATION 8th AMENDED MANAGEMENT CERTIFICATE FOR

RETREAT AT INGRAM HILLS (SAN ANTONIO) 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

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County of Bexar

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- 1. Name of Subdivision: Retreat at Ingram Hills, Inc.
- 2. Subdivision Location: Bexar County
- 3. Name of Homeowners Association: Retreat at Ingram Hills (San Antonio) Homeowners' Association, Inc.
- 4. Recording Data for Association:

Plats are filed at Bexar County:

Volume 9558, page 146 Volume 9566, page 179

5. Recording Data for Declaration and any amendments: All documents are filed at Bexar County:

Unit 6:

Declaration of Covenants, Conditions and Restrictions, Document # 20040020207, Volume 10544, page 2087.

Unit 7:

First Supplement to the Declaration and Annexation of Unit 7: Doc. # 20050213202, Vol. 11646, page 1464.

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

Bylaws: Bylaws filed with the Management Certificate see Volume 11053, Page 789 Articles of Incorporation: Recorded in Volume 11053, Page 789.

Fine Policy: Effective January 1, 2011, filed under Volume 14764, pg 376 at Bexar County.

Resolutions/Policies:

All policies are attached to and filed with Book 15211, page 2338

Collection Policy signed 8/30/2005Administrative Resolution No. 2005001

Collection Policy signed 2/3/2009Administrative Resolution No 2009001

10 Day Violation Letter and Corrective Actions Approved 9/15/2008

Administrative Resolution No. 2005002 Violation Policy signed 8/30/2005

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Guidelines:

Doc# 20210309382 11/04/2021 11:55AM Page 2 of 4 Lucy Adame-Clark, Bexar County Clerk

All guidelines are attached to and filed with this Certificate Solar Panels, Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines: All policies are filed with the county under Document Number 20140014146-27, Volume 16530, Page 2373.

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

The following Resolution dated 4/21/2016 is filed with the county under Document Number 20160084719:

Violation Enforcement Resolution

Retreat at Ingram Hills (San Antonio) Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20180066652.

Retreat at Ingram Hills (San Antonio) Homeowners Association, Inc. Policy of the Board of Directors is filed under Document No. 20200143101.

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
 - O 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
- Capitalization Fee = 0.30% of sale amount (0.15% of sale amount from Seller + 0.15% of sale amount from Buyer)

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 day of day of 2021.
Retreat at Ingram Hills (San Antonio) Homeowners' Association, Inc. By: Shelby Welch (of Spectrum Association Management), Managing Agent
State of Texas §
County of Bexar §
This instrument was acknowledged and signed before me on 29 Diffusion 2021 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of Retreat at Ingram Hills (San Antonio) Homeowners' Association,
Inc., on behalf of said association. JULIE RODRIGUEZ Notary Public State of Texas Comm Expires 15:07-2025 NCTAR* DE 13008766-7
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: 20210309382

Recorded Date: November 04, 2021

Recorded Time: 11:55 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: 11/4/2021 11:55 AM

Lucy Adame-Clark

Lucy Adame-Clark Bexar County Clerk