

PROPERTY OWNERS ASSOCIATION 1<sup>ST</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**SAVANNAH PLANTATION PROPERTY OWNERS ASSOACITION, 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 Brazoria       §

1.     Name of Subdivision: Savannah Plantation
2.     Subdivision Location: Brazoria County
3.     Name of Homeowners Association: Savannah Plantation Property Owners Association, Inc.
4.     Recording Data for Association: Section 1 which is recorded in Exhibit A under File No. 99 010806.  
Section 2 plat map is recorded in Volume 20, Pgs. 333 and 336 is recorded under File No. 99.026078.  
Section 3 plat map is recorded in Volume 21, pgs. 1-2 is recorded under File No. 99 048239.  
Section 4 plat map is recorded in Volume 21, pgs. 153-154 is recorded under File No. 00 027128.  
Section 5 plat map is recorded in Volume 21, pgs. 153 and 156 is recorded under File No. 00027129.
5.     Recording Data for Declaration and any amendments:
  - Declarations of Covenants, Conditions and Restrictions of Savannah Plantation Section 1 is filed under File No. 99 010806.
  - Re Recorded Declarations of Covenants, Conditions and Restrictions of Savannah Plantation Section 1 is filed under File No. 99 004400.
  - Declaration of Covenants, Conditions and Restrictions of Savannah Plantation Section 2 is filed under File No. 99 023920.
  - Amended Declaration of Covenants, Conditions and Restrictions of Savannah Plantation Section 2 is filed under File No. 99 028274.
  - Second Amended Declaration of Covenants, Conditions and Restrictions of Savannah Plantation Section 2 is filed under File No. 02 064986.
  - Declaration of Covenants, Conditions and Restrictions of Savannah Plantation Section 3 is filed under File No. 99 051160.
  - Declaration of Covenants, Conditions and Restrictions of Savannah Plantation Section 4 are filed under File No. 00 027129.

- Declaration of Covenants, Conditions and Restrictions of Savannah Plantation Section 5 is filed under File No. 00 027129.
- Certificate of Amendment of the Declaration of Covenants, Conditions and Restrictions of Savannah Plantation, Section 1 is filed under Document No. 2018027040.
- Certificate of Amendment of the Declaration of Covenants, Conditions and Restrictions of Savannah Plantation, Section 2 is filed under 2018027041.
- Certificate of Amendment of the Declaration of Covenants, Conditions, and Restrictions of Savannah Plantation, Section 3 is filed under Document No. 2018027042.
- Certificate of Amendment of the Declaration of Covenants, Conditions and Restrictions of Savannah Plantation, Section 4 is filed under Document No. 2018027043.

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

Bylaws of Savannah Property Owners Association are filed under Document No. 2004032117.

Architectural Guidelines of Savannah Plantation Sections I, II, III, IV are filed under Document No. 2011010665.

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

**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.

Savannah Plantation Property Owners Association, Inc.

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

State of Texas §

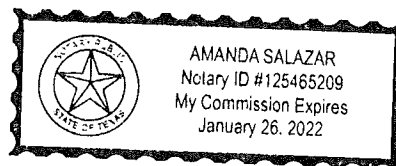
County of Bexar §

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

Management, the Managing Agent of Savannah Plantation Property Owners 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**

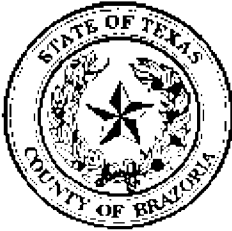


## FILED and RECORDED

Instrument Number: 2021071264

Filing and Recording Date: 10/28/2021 09:10:58 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-april