

PROPERTY OWNERS ASSOCIATION 2ND AMENDED MANAGEMENT CERTIFICATE FOR
KINGS' CROSSING GARDEN HOMES, 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 Nueces §

1. Name of Subdivision: Kings Crossing Garden Homes
2. Subdivision Location: Nueces County
3. Name of Homeowners Association: Kings' Crossing Garden Homes, Inc.
4. Recording Data for Association: Plat is filed at the County under Volume 61 pages 141-143.
5. Recording Data for Declaration: Restrictive Covenants & Annexation Certificate King's Crossing Garden Homes is filed under document number 2001053022.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws are filed under Document No. 2013009490.

Assessment Collection Policy dated November 3, 2015 and Fine Policy dated 3/22/2016 are filed under Document Number 2016029162.

Rules and Regulations Kings Crossing Garden Amendment to Rule #1 regarding the speed limit dated 7/10/2017 is filed under document # 2017029889.

Parking Resolution for Kings' Crossing Garden Homes dated 7/10/2017 is filed under document # 2017029889.

Memorandum of Agreement dated July 26, 2016 if filed document number #20170444097.

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
- Initiation Fee = \$1000.00

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 October, 2024.

Kings' Crossing Garden Homes, Inc.

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

State of Texas §

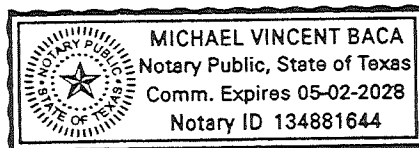
County of Bexar §

This instrument was acknowledged and signed before me on 22
October, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Kings' Crossing Garden Homes, Inc., on behalf of said association.

Michael Vincent Baca
Notary Public, State of Texas

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



**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2024036626

eRecording - Real Property

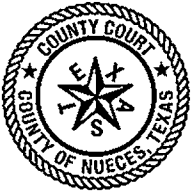
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Recorded On: October 28, 2024 10:12 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$24.00



**STATE OF TEXAS
NUECES COUNTY**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Nueces County, Texas.

Kara Sands
Nueces County Clerk
Nueces County, TX



******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2024036626
Receipt Number: 20241028000003
Recorded Date/Time: October 28, 2024 10:12 AM
User: Lourdes V
Station: CLERK13

Record and Return To:

Simplifile
484 North 300 West, Suite 202
Provo UT