PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR

ADOBE MEADOWS OWNERS ASSOCIATION

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 Midland §

1. Name of Subdivision: Adobe Meadows

2. Subdivision Location: Midland County

3. Name of Homeowners Association: Adobe Meadows Owners Association

4. Recording Data for Association: This instrument pertains to Section 6 and Section 7 of Adobe Meadows Addition, subdivisions of the City of Midland, Texas, according to the initial plats thereof recorded in the Plat Records of Midland, County, Texas, as follows:

   >Section 6, recorded on October 16, 2013, as Document No. 2013-24716, in Cabinet I, Page 169.

   >Section 7, recorded on September 17, 2014, as Document No. 2014-21562, in Cabinet J, Page 31. (Section 7 replats a portion of Section 6.)

5. Recording Data for Declaration: Sections 6 and 7 of Adobe Meadows Addition are subject to the Declaration of Covenants, Conditions and Restrictions for Adobe Meadows, recorded on March 27, 2014, as Document No. 2014-6875, Real Property Records, Midland County, Texas, as amended or supplemented from time to time, such as (without limitation), the instrument recorded on October 1, 2014, as Document No. 2014-22959.

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

   1) As of this date, Sections of Adobe Meadows Addition other than Sections 6 and 7 are not covered by this Management Certificate, the Declaration, or the Association.
   2) The property description in Appendix A of the Declaration recorded on 3/27/14 as #2014-6875 is amended and restated by the instrument recorded on 10/1/2014 as #2014-22959.
   3) The Plats of Section 6 & 7 reference instrument #2013-22084, which was recorded prematurely with an incomplete and inaccurate property description, and which has been replaced by the Declaration described in Paragraph 3 above.

4) Adobe Meadows Owners Association Billing Policy and Payment Plan Guidelines are filed under Document Number 2016-30196.
5) Violation Enforcement Resolution for Adobe Meadows Owners Association is filed under Document Number 2017-36999.
6) Adobe Meadows Owners Association Billing Policy and Payment Plan Guidelines is filed under Document No. 2016-30196
7) Certified Resolution of the Board of Directors for the Adobe Meadows Owners Association adopting a policy for Parking and Towing of Vehicles is filed under Document No. 2017-36999
8) Adobe Meadows Owners Association Pool Rules and Guidelines are filed under Document No. 2019-12172

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
- Capitalization Fee – Equals ½ of the Current Annual Assessment (2021 Current Annual Assessment is $430.00)

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.**

Adobe Meadows Owners Association

By: _____

Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27, October, 2021 by Shelby Schilleci, representative of Spectrum Association Management, the Managing Agent of Adobe Meadows Owners Association, on behalf of said association.

Jennifer Nutt

Notary Public, State of Texas

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

NOTARY PUBLIC STATE OF TEXAS
JENNIFER NUTT
Notary Public, State of Texas
Comm. Expires 12-19-2022
Notary ID 12958046-1

Midland County
Alison Haley
Midland County
Clerk

Instrument Number: 34004

eRecording - Real Property

Recorded On: November 03, 2021 08:53 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $34.00

********** **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:	34004
Receipt Number:	20211103000007
Recorded Date/Time:	November 03, 2021 08:53 AM
User:	Amanda D
Station:	cc10297

Record and Return To:

Simplifile

TX

STATE OF TEXAS
COUNTY OF MIDLAND

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 Midland County, Texas.**

Alison Haley
Midland County Clerk
Midland County, TX