



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Feb 07, 2023 11:40 AM Fee: \$34.00

2023012092

Electronically Recorded

PROPERTY OWNERS ASSOCIATION 1ST AMENDED MANAGEMENT CERTIFICATE FOR
FOREST BLUFF RESIDENTIAL COMMUNITY 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 Travis §

1. Name of Subdivision: Forest Bluff.
2. Subdivision Location: Travis
3. Name of Homeowners Association: Forest Bluff Residential Community Association, Inc.
4. Recording Data for Association:

Plat Section 1 is recorded under Document No 200300050

Replat for Section 1 is recorded under Document No. 200500271

Plat Section 2 is recorded under Document No. 200300055

Plat Section 3 is recorded under Document No. 200400047

Plat Section 4 is recorded under Document No. 200400332

Amended Plat for Section 4 is recorded under Document No. 200800214

Plat Section 5 is recorded under Document No. 200600032

Plat Section 6 is recorded under Document No. 201700098

Plat Section 7 is recorded under Document No. 201900109

5. Recording Data for Declaration and any amendments:

DCCR'S section 1 & 2 is recorded under Document No. 2003119897

DCCR's section 6 & 7 is recorded under Document No. 2017105996

Notice of annexation & addition to land to DCCR's Section 3 is recorded under Document Nos 2004070034 and 200474535

Notice of annexation & addition to land to DCCR's Section 4 is recorded under Document No. 2004072654

Notice of annexation & addition to land to DCCR's Section 5 is recorded under Document No. 2004072655

Notice of annexation & addition to land to DCCR's Section 6 is recorded under Document No. 2004227529

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

Restrictive Covenant recorded under Document No. 2003219105

Community Manuel's recorded under Document Nos 2012068330, 2012075404, 2017108684

First Supplement to Community Manuel is recorded under Document No. 2021197629

Shared Drainage Facilities Cost Allocation Agreement Recorded under Document No. 2020010397

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

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.

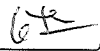
Signed this 6 day of February, 2023.

Forest Bluff Residential Community 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 ,
February, 2023 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Forest Bluff Residential Community Association, Inc.
on behalf of said association.


Notary Public, State of Texas

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

