

**PROPERTY OWNERS ASSOCIATION 7th AMENDED MANAGEMENT CERTIFICATE FOR
WEST VILLAGE AT CREEKSIDE (NEW BRAUNFELS) 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 §

County of Comal §

1. Name of Subdivision: West Village at Creekside
2. Subdivision Location: Comal County
3. Name of Homeowners Association: West Village at Creekside (New Braunfels)
Homeowners Association, Inc.
4. Recording Data for the Association: Refer to Exhibit A of the Declaration

Recording Data for the Declaration: Declaration is filed at the county under
Doc#201506006718 #8014232

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

Certificate of Formation filed 2/17/2015 is filed under Doc# 201506029685
Certificate of Filing is attached to this Certificate is filed under Doc# 201506029685

West Village at Creekside Community Manual is attached to this Certificate and is filed
with the County under Document # 201506006723.

The following resolution dated 9.30.2016 is filed under Document Number
201606037664:
Fine Procedure

Violation Enforcement Resolution and Schedule for the West Village at Creekside (New
Braunfels) Homeowners Association, Inc. dated 7/11/2017 is filed Document Number
201706033035.

The following resolutions, policies and guidelines are filed under Doc# 201806014867: Payment Plan Policy, Membership Voting Policy, Religious Item Display Guidelines Solar Energy Device Guidelines, Roofing Material Guidelines, Rainwater Collection Devices Guidelines, Flag Display Guidelines, Drought-Resistant Landscaping and Natural Turf Guidelines, Application of Payments Policy, Conflict of Interest Policy

West Village at Creekside (New Braunfels) Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines is filed under Document No. 201806023856

6. 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

7. 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
- Working Capital Fee - \$250.00

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.

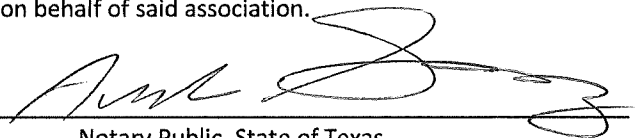
West Village at Creekside (New Braunfels) Homeowners Association, Inc.

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

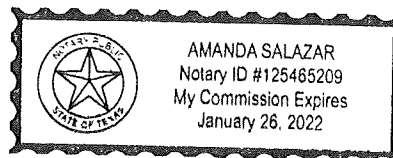
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27th
October, 2021 by Shelby Schilleci, representative of Spectrum Association
Management, the Managing Agent of West Village at Creekside (New Braunfels) Homeowners
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



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/28/2021 08:59:36 AM
KATB 3 Pages(s)
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Bobbie Koepp