

PROPERTY OWNERS ASSOCIATION 1st AMENDED MANAGEMENT CERTIFICATE FOR
JACOBS RESERVE 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 Montgomery §

1. Name of Subdivision: Jacobs Reserve
2. Subdivision Location: Montgomery
3. Name of Homeowners Association: Jacobs Reserve Homeowners Association
4. Recording Data for Association:

The Woods at Jacobs Reserve, Under Cabinet Z, Sheets 682-683
The Woods at Jacobs Reserve, Section 2, Under Document No. 2014037697
The Grove at Jacobs Reserve. Under Cabinet Z, Sheets 708-709
The Forest at Jacobs Reserve, Under Cabinet Z, Sheets 712-713
The Arbors at Jacobs Reserve, Under Cabinet Z, Sheets 710-711
The Pines at Jacobs Reserve, Under Cabinet Z, Sheets 1780-1781
The Pines at Jacobs Reserve Section 2, Under Clerk's File No. 2010102630
Holly Terrace at Jacobs Reserve, Section 1, Under Cabinet Z, Sheets 2037-2038
Holly Terrace at Jacobs Reserve, Section 2, Under Cabinet Z, Sheets 2341-2342
Holly Terrace at Jacobs Reserve, Section 4, Under Cabinet Z, Sheets 2670-2671
Holly Terrace at Jacobs Reserve, Section 5, Under Cabinet Z, Sheets 2928-2929
The Gardens at Jacobs Reserve, Under Cabinet Z, Slides 2329-2331
The Oak Estates at Jacobs Reserve, Section 1, Under Cabinet Z, Sheets 2327-2328
The Oak Estates at Jacobs Reserve, Section 2, Under Cabinet Z, Sheets 2905-2906
The Meadows at Jacobs Reserve, Section 1, Under Cabinet Z, Sheets 2206
The Meadows at Jacobs Reserve, Section 2, Under Cabinet Z, Sheets 2476-2478
The Meadows at Jacobs Reserve, Section 3, Under Cabinet Z, Sheets 2567-2568
The Meadows at Jacobs Reserve, Section 4, Under Cabinet Z, Sheets 2569-2570
The Meadows at Jacobs Reserve, Section 5, Under Cabinet Z, Sheets 3038-3039
The Meadows at Jacobs Reserve, Section 6, Under Cabinet Z, Sheets 2018061706
Pecan Grove at Jacobs Reserve, Under Cabinet Z, Sheets 2672-2673
The Fountains at Jacobs Reserve, **Section 1**, Under Cabinet Z, Sheets 2774-2775
Jacobs Lake & Three Reserves, Cabinet Z, Sheets 678-381

5. Recording Data for Declaration and any amendments:

DCCR's are recorded under Document No. 2007070513

DCCR's for the Fountains at Jacobs Reserve is under Document No. 2014057825

Build Out Amendment to DCCR's for Jacobs Reserve, Under Clerk's File No. 2015049012

Supplemental Declaration of Annexation of Chestnut Ridge is under Document No. 2013059525

Supplemental Declaration of Annexation of the Forest at Jacobs Reserve, Section 3 is under Document No. 2012030879

Correction Amendment recorded under Document No. 2013054496

Supplemental Declaration of Annexation of the pines at Jacobs Reserve under Document No. 2010071440

Supplemental Declaration of Annexation of the Pines at Jacobs Reserve, Section 2 under Document No. 2011029781 & **2011029780**

Supplemental Declaration of Annexation of the Garden's at Jacobs Reserve under Clerk's File No. 2013006220

Amended & Restated Supplemental Declaration for the Gardens at Jacobs Reserve under Document No. 2013054495

Supplemental Declaration of Annexation of Oak Estates at Jacobs Reserve under Document No. 2013006221

Supplemental Declaration of Annexation of Oak Estates at Jacobs Reserve, Section 2 under Document No. 2014103178

Supplemental Declaration of Annexation of the Meadows at Jacobs Reserve, Section 1 under Document No. 2012093927

Supplemental Declaration of Annexation of the Meadows at Jacobs Reserve, Section 2, Under Clerk's File No. 2013056365 & **2013059079**

Supplemental Declaration of Annexation of the Meadows at Jacobs Reserve, Section 3 and 4, Under Clerk's File No. 2013098901

Supplemental Declaration of Annexation of the Meadows at Jacobs Reserve, Section 5, Under Clerk's File No. 2014103131

Supplemental Declaration of Annexation of the Meadows at Jacobs Reserve, Section 6, Under Clerk's File No. 2018012406

Supplemental Declaration of Annexation of Pecan Grove at Jacobs Reserve, Under Clerk's File No. 2014001425

Supplemental Declaration of Annexation of Holly Terrace at Jacobs Reserve, Section 1, Under Document No. 2011083857

Supplemental Declaration of Annexation of Holly Terrace at Jacobs Reserve, Section 2 is under Document No. 2013008914

Supplemental Declaration of Annexation OF Holly Terrace at Jacobs Reserve, Section 4, Under Clerk's File No. 2014048113

Supplemental Declaration of Annexation of Holly Terrace at Jacobs Reserve, Section 5, Under Clerk's File No. 2014103130

Supplemental Declaration of Annexation of the Fountain at Jacobs Reserve, Section 1 Under Clerk's File No. 2014057815

Supplemental Declaration of Annexation of the Woods at Jacobs Reserve, Section 2, Under Clerk's File No. 2018073958

Amended and Restated Neighborhood Designations of the Wood at Jacobs Reserve, Under Clerk's File No. 2013054497

Retaining Wall Amendment and Supplement, Under Clerk's File No. 2013119734

Amendment of Declaration Re: Lease Signs, Under Clerk's File No. 2013024247

Amendment of Declaration Re: Drainage, Under Clerk's File No. 2014035119

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

Private Street Supplement is recorded under Document No. 2012113470

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
- Builder to homeowner = \$100.00
- Capitalization Fee = \$150.00
- Homeowner to Homeowner = Reserve Fee of \$250.00
- Townhome sale (Builder to Homeowner) = \$1,250.00 + regular Capitalization and closing fees
- Townhome resale Capitalization Fee (Homeowner to Homeowner) = \$250.00 + regular Capitalization and closing fees

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 March, 2023.

Jacobs Reserve Homeowners Association

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

State of Texas §

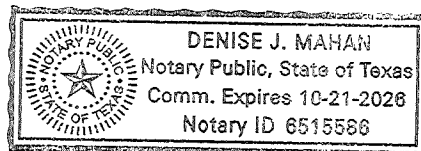
County of Bexar §

This instrument was acknowledged and signed before me on this 6th day of March, 2023 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Jacobs Reserve Homeowners Association, on behalf of said association.

Denise J. Mahan
Notary Public, State of Texas

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



E-FILED FOR RECORD

03/07/2023 11:12AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

03/07/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas