

PROPERTY OWNERS ASSOCIATION 3<sup>rd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**REPUBLIC OAKS 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 Bexar §

1. Name of Subdivision: Republic Oaks
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Republic Oaks Homeowners Association, Inc.
4. Recording Data for Association: Republic Oaks Subdivision as prescribed by instrument filed of record at Volume 9633, Page 70, Deed and Plat Records, Bexar County, Texas.
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Republic Oaks Subdivision is filed at Bexar County Records under Document Number 2011019584. Supplemental Declaration of Covenants, Conditions and Restrictions for Republic Oaks Subdivision Unit-2 is filed at Bexar County Records under Document Number 20120183607. Supplemental Declaration of Covenants, Conditions and Restrictions for Republic Oaks Subdivision Unit-3 is filed at Bexar County Records under Document Number 20150014217. Supplemental Declaration of Covenants, Conditions and Restrictions for Republic Oaks Subdivision Unit-4 is filed at Bexar County Records under Document Number 20130240231. Supplemental Declaration of Covenants, Conditions and Restrictions for Republic Oaks Subdivision is filed at Bexar County Records under Document Number 20110195485.

Republic Oaks Homeowners Association, Inc. Bylaws filed under Doc No. 20110214640

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

Republic Oaks Homeowners Association, Inc. Subordination of Liens filed under Doc No. 20140024497

Republic Oaks Homeowners Association, Inc. Residential Design Guidelines filed under Doc No. 20130211735

Republic Oaks Homeowners Association, Inc. Collection Policy and Payment Plan Guidelines are filed under Doc No. 20120174783

Republic Oaks Homeowners Association, Inc. Document Retention, Access Production and Copying Policy filed under Doc No. 20120174782

Republic Oaks Homeowners Association, Inc. Assignment of Landscape Easement Agreement filed under Doc No. 20110219234

Management Certificate filed under Document No. 20180209495

The below resolutions, policies and guidelines for Republic Oaks Homeowners Association, Inc. are filed under Document No. 20180229558

Billing Policy and Payment Plan Guidelines

Records Retention Policy

Records Inspection Policy

Membership Voting Policy

E-mail Registration 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

Violation Enforcement Resolution

Application of Payments Policy

Conflict of Interest Policy

Electronic and Telephonic Action Policy

Standby Electric Generators Guidelines

Uncurable Violation Enforcement Resolution

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](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Origination Fee - \$100.00 (Builder to Homeowner)

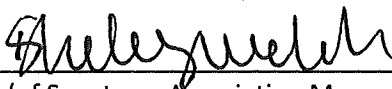
**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and**

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 15<sup>th</sup> day of November, 2021.

Republic Oaks Homeowners Association, Inc.

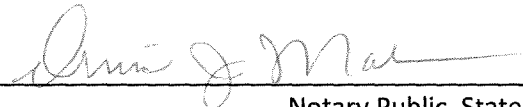
By:   
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

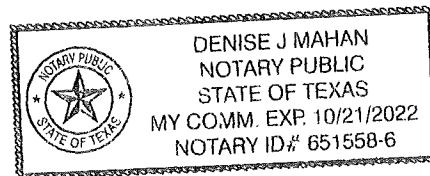
County of Bexar §

This instrument was acknowledged and signed before me on 15<sup>th</sup>  
, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Republic Oaks 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**



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210309159  
**Recorded Date:** November 04, 2021  
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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 10:23 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk