

PROPERTY OWNERS ASSOCIATION 10<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**WESTOVER CROSSING (SAN ANTONIO) 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:               Westover Crossing
2.     Name of Homeowners Association: Westover Crossing (San Antonio) Homeowners' Association, Inc.
3.     Location of Association:           Potranco and Ellison
4.     Recording Data for the Subdivision: Filed at Bexar Co. on 10/26/2001 Vol. 9552, Pg 97.  
Unit 2 filed 5/31/2002 Vol. 9554, Pg. 109. Unit 3 filed 5/23/2003 Vol. 9557, Pg 149.  
Unit 4 filed 1/17/2003 Vol. 9556, Pgs. 91-92. Unit 5 filed 2/9/2004 Vol. 9560, Pg 22  
Unit 6 filed 3/4/2005 Vol. 9564, Pg 135.
5.     Recording Data for Declaration:  
Clerks File No.: 20010206716 Volume 9143 Page 1532 filed 11/26/200;  
First Supplemental Declaration of Ellison PUD, Unit 2 filed under Doc#20030016404, Book 9792, pg. 895.  
Second Supplemental Declaration and Annexation of Westover Crossing Sub Unit 4 filed under Doc#20030112678.  
Third Supplemental Declaration and Annexation of Westover Crossing Sub Unit 3, Doc# 20030331481, Book 10493. Pg 1672.  
Fourth Supplemental Declaration and Annexation of Westover Crossing Sub Unit 6 Doc# 20040191514, Book 10926, pg. 734.  
Fifth Supplemental Dec and Annexation of Westover Crossing Sub Unit 6, Doc#20050157798, Book 11515, pg. 1385.
6.     Other Documents: Articles of Incorporation filed with the Secretary of State of Texas on 5/3/2001 is attached to the Certificate filed under Doc# 20110223319.

Bylaws are attached to the Certificate filed under Doc# 20110223319.

Administrative Resolution No. 2009009/Towing Policy enacted 10/15/2009 attached to the Certificate filed under Doc# 20110223319.

10 Day Violation Letter and Corrective Actions approved 5/20/2009 is attached to the Certificate filed under Doc# 20110223319.

Resolutions/Policies/Guidelines are attached to the Certificate filed under Doc# 20110223319

Collection Policy signed 7/9/2007, Violation Policy signed 7/9/2007, Record Retention Policy, Record Inspection Policy, Payment Plan Policy, Email Registration Policy, Membership Voting Policy, Collection Policy, Architectural Guidelines: Solar Panels, Flags and Flag Poles, Roof Shingles, Rain Barrels, and Religious Symbols.

New Resolution: Towing Policy signed 11/13/2012 is attached to Book 15833, pg. 732

Resolutions/Policies/Guidelines: All policies listed below are filed under Document Number 20140058592: Collection Policy, Violation Policy, Record Retention Policy, Records Inspection Policy, Payment Plan Policy, Email Registration Policy, Membership Voting Policy Guidelines for Drought Resistant Landscaping and Natural Turf, Conflict of Interest Policy Guidelines for Flag Display, Religious Items Display Guidelines, Solar Energy Device Guidelines Roofing Material Guidelines, Rainwater Collection Guidelines, Application of Payments Policy

Assessment Collection Policy and Schedule dated 9/1/2016 is filed under Document Number 20160210952.

Westover Crossing Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Doc# 20170077840.

Billing Policy and Payment Plan Guidelines dated 6/6/2018 are filed under Document No. 20180111324

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
- 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 27 day of October, 2021.

Westover Crossing (San Antonio) Homeowners' Association, Inc.

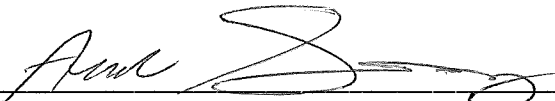
By:   
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

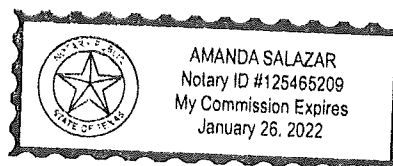
County of Bexar §

This instrument was acknowledged and signed before me on 27<sup>th</sup>,  
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Westover Crossing (San Antonio) 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**

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**Recorded Date:** October 28, 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: 10/28/2021 9:51 AM



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