

PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR
MAGNOLIA CREEK 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 Galveston §

1. Name of Subdivision: Magnolia Creek
2. Subdivision Location: Galveston County
3. Name of Homeowners Association: Magnolia Creek Homeowners' Association, Inc.
4. Recording Data for Association: The Subdivision is recorded in the Real Property Records of Galveston County, Texas, along with any amendments, supplements and replats thereto, as follows:
 - Magnolia Creek, Section 1, Phase 1, under Clerk's File No. 9965011,
 - Magnolia Creek, Section 1, Phase 2, under Clerk's File No. 2004009970;
 - Magnolia Creek, Section 2, under Clerk's File No. 9965012;
 - Magnolia Creek, Section 3, under Clerk's File No. 9965013;
 - Magnolia Creek, Section 4, Phase 1, under Clerk's File No. 9965014;
 - Magnolia Creek, Section 4, Phase 2, under Clerk's File No. 2001032566;
 - Magnolia Creek, Section 5, Phase 1, under Clerk's File No. 2002015559;
 - Magnolia Creek, Section 6, under Clerk's File No. 2001032565;
 - Magnolia Creek, Section 7, under Clerk's File No. 2004009968;
 - Magnolia Creek, Section 8, under Clerk's File No. 2007025269;
 - Magnolia Creek, Section 9, under Clerk's File No. 2006059630;
 - Magnolia Creek, Section 10, under Clerk's File No. 2007080140;
 - Magnolia Creek, Section 11, Phase 1, under Clerk's File No. 2014027524;
5. Recording Data for Declaration: The Declarations are recorded in the Real Property Records of Galveston County, Texas, along with any amendments or supplements thereto, as follows:
 - Declaration of Covenants, Conditions and Restrictions for Magnolia Creek, under Clerk's File No. 9965227;
 - Supplemental Declaration of Covenants, Conditions and Restrictions for Magnolia Creek, under Clerk's File No. 2001000280;

- Supplemental Declaration of Covenants, Conditions and Restrictions for Magnolia Creek, under Clerk's File No. 2002016081;
- First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Magnolia Creek, under Clerk's File No. 2006038855;
- Supplemental Declaration of Covenants, Conditions and Restrictions for Magnolia Creek, under Clerk's File No. 2007025099;
- Supplemental Declaration of Covenants, Conditions and Restrictions for Magnolia Creek, under Clerk's File No. 2007019464;
- Amendment to Declaration of Covenants, Conditions and Restrictions for Magnolia Creek, under Clerk's File No. 2007025098;
- Annexation Agreement for Magnolia Creek, under Clerk's File No. 2007062759;
- Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Magnolia Creek, under Clerk's File No. 2008009726;
- Amended and Restated Bylaws of Magnolia Creek Homeowners' Association, Inc., under Clerk's File No. 2006038856;
- Supplemental Declaration of Covenants, Conditions and Restrictions for Magnolia Creek, under Clerk's File No. 2014031320;

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

- Records Production and Copying Policy, under Clerk's File No. 2012056256;
- Document Retention Policy, under Clerk's File No. 2012056257;
- Pool Rules, under Clerk's File No. 2015032194;
- Board Resolution Regarding Approval of Foreclosure Actions and Enforcement Actions, under Clerk's File No. 2016001181;
- Construction Easement and Maintenance Agreement, under Clerk's File No. 2016041861;
- Rules and regulations Concerning the Prohibition of Short-Term Leases and Rentals, under Clerk's File No. 2019021650;

The below Magnolia Creek Homeowners' Association, Inc. Policies, Guidelines and Resolutions are filed under Document No. 2019063861

- Billing Policy and Payment Plan Guidelines
- Architectural Control Committee Request Fee Policy
- Violation Enforcement Resolution
- 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
- Conflict of Interest Policy

- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution

The Magnolia Creek Homeowners' Association, Inc Pool Rules are filed under Document No. 2020004026.

The Magnolia Creek Homeowners' Association, Inc. Violation Enforcement Resolution is filed under Document No. 20200018125

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
- Capitalization Fee (Builder to Owner) = \$129.16

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 4th day of January, 2024.

Magnolia Creek Homeowners' Association, Inc.

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

State of Texas §

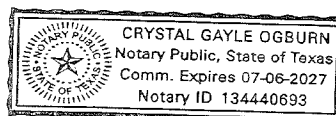
County of Bexar §

This instrument was acknowledged and signed before me on 4,
January, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Magnolia Creek Homeowners' Association, Inc., on behalf of said association.

[Signature]
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

Instrument Number: 2024000931

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 01/08/2024 9:10AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a large, sweeping "S" at the end.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*