

PROPERTY OWNERS ASSOCIATION 10th AMENDED MANAGEMENT CERTIFICATE FOR
ENCINO PARK 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: Encino Park
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Encino Park Homeowners Association, Inc.
4. Recording Data for Association: Plats are filed at the county under:

Volume	Page
8500	180
8200	219
9000	32
9200	227
9200	102
9100	34
9504	30
9501	67
9000	213
9506	18
9516	98
9521	20
9506	41
9512	92

5. Recording Data for Declaration and any amendments: Listed documents are filed at the county:

	Volume	Page
Declaration Unit 1 and 2	1714	001
Amended Dec unit 1&2	2029	863
Annex Unit 4	2494	989
Amended Dec unit 4	2583	1009
Annex Unit 1 & 4	7043	397
5	2623	774
8	2259	439

9	3083	1742
11	3111	943
12	2488	985
14	1382	1850
16	3179	599
18A	4031	895
18B	4717	1891
19	3186	1327

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

Bylaws of 11.27.1979 are attached to and filed under Book 16645, pg. 2468

Articles of Incorporation filed with the Secretary of State of Texas on 12.13.1979 are attached to Book 16645, page 2468.

Articles of Amendment to the Articles of Incorporation of 4.4.1980 are attached Book 16645, page 2468

The following Resolutions, Policies and Guidelines are filed with the county under Document number 20140127768:

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

Handgun Policy for Encino Park Homeowners Association is filed under Document Number 20160076823.

The following rules for Encino Park Homeowners Association, Inc. listed below are filed under Document Number 20170079226:

- Basketball Court Rules
- Tennis Court Rules

- Encino Park Rules
- Encino Park Pool Rules

Amenity and Recreational Facilities Access Policy dated 9/19/2017 for Encino Park Homeowners Association is filed under Document No. 20170188585

Encino Park Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20180225422.

Encino Park Homeowners Association, Inc. Pool Rules are filed under Document No. 20200072407.

Encino Park Homeowners Association, Inc. Updated Pool Rules are filed under Document No. 20200106971.

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

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 20 day of October, 2021.

Encino Park Homeowners Association, Inc.

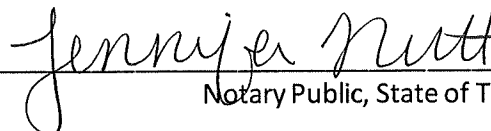
By: 
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

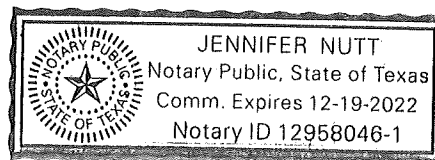
County of Bexar §

This instrument was acknowledged and signed before me on 20
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Encino Park 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: 20210295969
Recorded Date: October 22, 2021
Recorded Time: 12:52 PM
Total Pages: 5
Total Fees: \$38.00

**** 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: 10/22/2021 12:52 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk