

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
THE HILLS AT SONTERRA, 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: The Hills at Sonterra Homeowners Association, Inc.

Aka The Oaks at Sonterra Subdivision, Unit 5
2. Subdivision Location: Guadalupe County
19400 Camino Ridge, San Antonio, TX
3. Name of Homeowners Association: The Hills of Sonterra Homeowners Association, Inc.
4. Recording Data for Association: Plat filed at the county under Volume 9532, pg. 165
5. Recording Data for Declaration: Declaration is filed at the County under Volume 6548
Page 1896

First Amendment to the Declaration is filed under
20090074964
6. The below Guidelines Policies and Resolutions are filed under Document No.
PI2-20160011578-32.
Assessment Collection Policy Signed 12/15/2015
Articles of Incorporation
Resolutions filed under Doc# 20120030000-2:
Payment Plan Guidelines, Record Retention Policy; Record Production and Copying
Pool Rules and Guidelines
Residential Design Guidelines signed 9/29/1995

The Hills at Sonterra Homeowners Association, Inc. 2021 Pool Rules are filed under Document
No. 20210051347
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
- Community Enhancement Fee - \$500.00

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 24th day of October, 2021.

The Hills of Sonterra Homeowners Association, Inc.

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

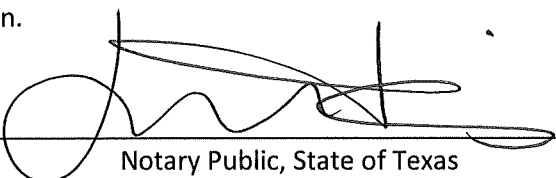
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 29

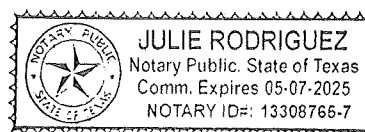
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of The Hills of Sonterra 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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**** 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 12:12 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk