

PROPERTY OWNERS ASSOCIATION 5<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**BRENTWOOD PLACE COMMUNITY ASSOCIATION**

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 Dallas           §

1.     Name of Subdivision:               Brentwood Place
2.     Subdivision Location:             Dallas County
3.     Name of Homeowners Association:     Brentwood Place Community Association
4.     Recording Data for Association: The Subdivision is recorded in Volume 72026 page 22 of the real property records of Dallas County, Texas.
5.     Recording Data for Declaration: The Declaration is recorded in Volume 81252, page 1700 et seq. of the Real property records of Dallas County, Texas
6.     Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Bylaws are attached and filed under document number 201600304650.

First Amended & Restated Bylaws of Brentwood Place are filed under document number 202100022307

Article of Incorporation were filed with the State of Texas on 6/30/81.

The following Resolutions dated 10/25/2016 are filed under Document No. 201600314293:

- Membership Voting Policy
- Records Retention Policy
- Records Inspection Policy
- Conflict of Interest Policy
- Application of Payments Policy
- Standby Electric Generators Guidelines
- Assessment Collection Policy
- Roofing Material Guidelines

- Flag Display Guidelines
- Payment Plan Policy
- Drought Resistant Landscaping and Natural Turf Guidelines
- E-mail Registration Policy
- Payment Plan Policy
- Electronic and Telephonic Action Policy
- Religious Item Display Guidelines
- Violation Enforcement Resolution and Schedule
- Uncurable Violation Enforcement Resolution
- Solar Energy Device Guidelines
- Rainwater Collection Devices Guidelines

Brentwood Place Community Association Billing Policy and Payment Plan Guidelines are filed under Document No. 201800225889

Update to Mailing Address and Contact Information filed under Document No. 201800250925

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 25<sup>th</sup> day of October, 2021

Brentwood Place Community Association

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

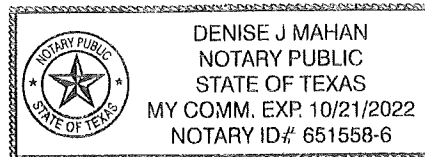
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 25<sup>th</sup>,  
October, 2021 by Shelby Welch, representative of Spectrum Association  
Management, the Managing Agent of Brentwood Place Community Association, on behalf of said  
association.

Denise J Mahan  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202100323129

eRecording - Real Property

Recorded On: October 27, 2021 04:11 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 202100323129  
Receipt Number: 20211027000953  
Recorded Date/Time: October 27, 2021 04:11 PM  
User: Blanca M  
Station: CC04

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX