

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
BELLE OAKS RANCH PROPERTY OWNERS 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 Comal §

1. Name of Subdivision: Belle Oaks Ranch
2. Subdivision Location: Comal County
3. Name of Homeowners Association: Belle Oaks Ranch Property Owners Association
4. Recording Data for Association:
Final Plat of Belle Oaks Ranch, Phase 1 is filed under Document No. 201906022663
Plat Phase II is filed under Document No. 201906029154
Plat Phase 3 is filed under Document No. 202006019039
Plat Phase 4 is filed under Document No. 202006035487
Plat Phase 5 is filed under Document No.
Plat Phase 6 is filed under Document No. 202106011190
Plat Phase 7 is filed under Document No. 202106043827
Plat Phase 8 is filed under Document No. 202106032810
Plat Phase 9 is filed under Document No. 202206007924
5. Recording Data for Declaration and any amendments:
Belle Oaks Ranch, Phase 1 Declaration of Covenants, Conditions, and Restrictions are filed under Document No. 201906023056
Belle Oaks Ranch, Phase 2 DCCR's are filed under Document No. 201906031373
Belle Oaks Ranch, Phase 3 DCCR's are filed under Document No. 202006019445
Belle Oaks Ranch, Phase 4 DCCR's are filed under Document No. 202006035954
Belle Oaks Ranch, Phase 5 DCCR's are filed under Document No. 202006057964
Belle Oaks Ranch, Phase 6 DCCR's are filed under Document No. 202106011693
Belle Oaks Ranch, Phase 7 DCCR's are filed under Document No. 202106043981
Belle Oaks Ranch, Phase 8 DCCR's are filed under Document No. 202106033101
Belle Oaks Ranch, Phase 9 DCCR's are filed under Document No. 202206008900

Belle Oaks Ranch, Phase 1 Certificate of Formation is filed under Document No. 8303587632.
Belle Oaks Ranch, Phase 1 Bylaws were signed on June 18, 2019.

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

Belle Oaks Ranch, Phase 1 Billing Policy and Payment Plan Guidelines are filed under Document No. 202006017355.

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 19th day of July, 2024.

Belle Oaks Ranch Property Owners 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 19th

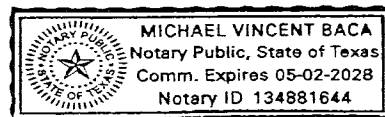
July, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Belle Oaks Ranch Property Owners Association, 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
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/22/2024 08:50:45 AM
LAURA 3 Pages(s)
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Bobbie Koepp