

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
COUNTRY MEADOWS 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 Chambers        §

1.      Name of Subdivision: Country Meadows
2.      Subdivision Location: Chambers
3.      Name of Homeowners Association: Country Meadows Homeowners Association, Inc.
4.      Recording Data for Association:

Plat Section VI is recorded under File No. 2773-S  
Plat Section V is recorded under File No. 4637-B, 5380-B, 5383-B  
Plat Section IV recorded under File No. 3621-B & 5377-B  
Plat Section II recorded under Vol. A Page 132  
Plat Section VII is recorded under File No. 9376-S

5.      Recording Data for Declaration and any amendments:

DCCR Section I recorded under Film Code 96-301-399  
First amendment to DCCR Section I recorded under Film Code No. 96-306-103  
DCCR's Section II recorded under Film Code No. 97-324-337  
DCCR's Section III recorded under Film Code No. 97-336-225

DCCR's Section VI is recorded under Film Code No. 03-613-655  
First amendment to DCCR Section VI is recorded under Film Code No. 03-628-185

DCCR's Section V is recorded under Film Code No. 00-463-571  
First amendment to Section V is recorded under Film Code No. 01-512-614 File No 5732-B  
Second amendment to Section V is recorded under Film Code No. 03-615-42

DCCR's Section IV is recorded under Film Code No. 90-371-790  
First amendment to DCCR Section IV is recorded Film Code No. 01-512-611

DCCR's Section VII is recorded under Film Code No. 05-821-479

Bylaws an first amendment to bylaws recorded under Document No. 20140506707

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
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 (for Builder sells only) = \$120.00
  - Rush for Statement of Account (for Builder sells only):
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account (for Builder sells 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 23 day of July, 2025.

Country Meadows Homeowners Association, Inc.

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

State of Texas §

County of Bexar §

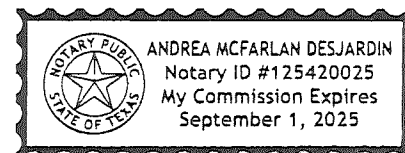
This instrument was acknowledged and signed before me on this 23 day of

July, 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Country Meadows 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



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Heather H. Hawthorne

