

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR**SILVERADO WEST (CEDAR PARK) HOMEOWNERS' 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 Williamson §

1. Name of Subdivision: Silverado West
2. Subdivision Location: Williamson County
3. Name of Homeowners Association: Silverado West (Cedar Park) Homeowners' Association
4. Recording Data for Association: Silverado West Phase A, Section One (1), a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet AA, Slides 1-4 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

Silverado West Phase B, Section One (1), a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet Z, Slides 333-335 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

Silverado West Phase A, Section Two (2), a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet AA, Slides 249-253, as amended in Cabinet CC, Slides 10-12 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

Silverado West Phase B, Section Two (2), a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet AA, Slides 5-8 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

Silverado West Phase A, Section Three (3), a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet BB, Slides 349-352 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

Silverado West Phase B, Section Three (3), a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet AA, Slides 291-295 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

Silverado West Phase A, Section Four (4), a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet CC, Slides 382-385 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

Silverado West Phase B, Section Four (4), a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet DD, Slides 34-37 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

Silverado West Phase B, Section Five (5), a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet CC, Slides 386-389 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

Silverado West Phase B, Section Six (6), a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet GG, Slides 196-199 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions Silverado is filed under Document No. 2005025244

First Supplement to Declaration of Covenants, Conditions and Restrictions Silverado West Phase A Section 2 Annexation of Silverado West Phase A Section 2 is filed under Document No. 2006009841

Second Supplement to Declaration of Covenants, Conditions and Restrictions Silverado West Phase B Section 3 Annexation of Silverado West Phase B Section 3 is filed under Document No. 2006009840

Third Supplement to Declaration of Covenants, Conditions and Restrictions Silverado West Phase A Section 3 Annexation of Silverado West Phase A Section 3 is filed under Document No. 2006082543

Fourth Supplement to Declaration of Covenants, Conditions and Restrictions Silverado West Phase A Section 4 Annexation of Silverado West Phase A Section 4 is filed under Document No. 2007028562

Fifth Supplement to Declaration of Covenants, Conditions and Restrictions Silverado West Annexation of Phase B, Section 4 and Phase B, Section 5 is filed under Document No. 2007049752

Supplemental Notice of Dedicatory Instruments for Silverado West (Cedar Park) homeowners' Association, Inc. is filed under Document No. 2021022093.

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

Silverado West (Cedar Park) Homeowners' Association Billing Policy and Payment Plan Guidelines; Violation Enforcement Resolution is filed under Document No. 2018088787

Update Mailing Address and Contact Information is filed under Document No. 2019094596.

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
- Capital Improvement Fee (\$100 Seller + \$100 Buyer) - \$200.00

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.

Silverado West (Cedar Park) Homeowners' Association

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

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 20

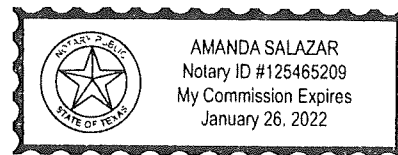
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Silverado West (Cedar Park) Homeowners' Association, on behalf
of said association.

[Signature]

Notary Public, State of Texas

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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 2021163414

PMC Fee: \$38.00
10/26/2021 12:02 PM DLAM



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas