

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
WANDERING OAKS 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 Aransas §

1. Name of Subdivision: Wandering Oaks
2. Subdivision Location: Aransas County
3. Name of Homeowners Association: Wandering Oaks Property Owners Association
4. Recording Data for Association: Plat is filed at the County under Volume 6, page 262
5. Recording Data for Declaration: Master Declaration is filed at the county under 0000352088
 Wandering Oaks Property Owners Association Bylaws are filed under File No. 382779
 First Amendment to Master Declaration for Wandering Oak is filed under Document No. 354978
 Restated Master Declaration for Wandering Oaks is filed under Document No. 372107
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:
 Certificate of Filing was filed with the State of Texas on 12/22/2016 under document number 802609727
 Wandering Oaks Property Owners Association First Amendment to the Bylaws is filed under document number 388920
 Wandering Oaks Property Owners Association Billing Policy and Payment Plan Guidelines is filed under File No. 0000360357.
 The following resolutions, policies and guidelines are filed under File No. 0000361873.
 Records Retention Policy

Records Inspection Policy
Membership Voting Policy
E-mail Registration Policy
Religious Item Display Guidelines
Solar Energy Device Guidelines
Roofing Material Guidelines
Rainwater Collection Devices Guidelines
Flag Display Guidelines
Violation Enforcement Resolution
Application of Payments Policy
Conflict of Interest Policy
Electronic and Telephonic Actin Policy
Standby Electric Generators Guidelines
Uncurable Violation Enforcement Resolution
Violation Enforcement Resolution and Schedule

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 22nd day of November, 2021.

Wandering Oaks Property Owners Association

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

State of Texas §

County of Bexar §

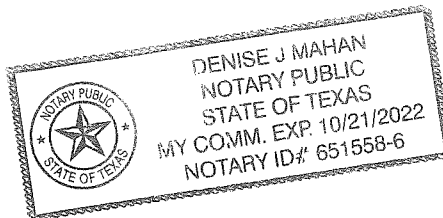
This instrument was acknowledged and signed before me on 22nd
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Wandering Oaks Property Owners 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

3/34 ✓



FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS
AT 2:05 P. M.

SCANNED NOV 29 2021 INDEXED

STATE OF TEXAS—COUNTY OF ARANSAS I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of ARANSAS COUNTY, TEXAS as stamped hereon by me.



Carrie Arrington
CARRIE ARRINGTON, COUNTY CLERK
ARANSAS COUNTY, TEXAS