

PROPERTY OWNERS ASSOCIATION 8th AMENDED MANAGEMENT CERTIFICATE FOR
**THE VILLAGE SUBDIVISION (COMMONLY KNOWN AS THE RESERVE AT CULEBRA CREEK COMMUNITY
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 Bexar §

1. Name of Subdivision: Village Subdivision AKA The Reserve at Culebra Creek
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Reserve at Culebra Creek Community Association, Inc.
4. Recording Data for Association: Plat filed at Bexar County under Volume 9570, pg 159.
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions Filed at Bexar Co under #20070007733, Volume 12631, page 618.
1st Amendment to the Declaration filed at Bexar Co under Doc# 20070089204, Volume 12815, page 1915.
2nd Amendment to the Declaration filed at Bexar Co. under Doc# 20070118665, Volume 12884, page 1628 filed on 5/23/2007.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws dated 5/18/2007 are filed at Bexar County under Doc# 20070118667, Volume 12884, page 1635 on 5/23/2007.

Certificate of Filing Filed with the Secretary of State of Texas on 2/28/2007
Certificate of Formation

Lot Maintenance Enforcement Policy: Administrative Resolution No. 20120501
Effective 7/1/2012 is attached to and filed with Book 15577, page 523.

Resolutions/Policies: All policies are attached to and filed with the Certificate filed under
Volume 15286, pg. 99.

Collection Policy: Collection Policy of the Reserve at Culebra Creek Community is filed at Bexar County under Doc# 20070091234, Volume 12820, page 999.

Violation Policy: Administrative Resolution No. 2007002 is filed at Bexar County under Doc# 20080025155, Volume 13339, pg. 689.
Record Retention Policy

Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Collection Policy
Architectural Guidelines

All guidelines are attached to and filed with the Certificate filed under Volume 15286,
Pg 99.

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

**Resolutions/Policies/Guidelines: All policies are attached to and filed with under
Book 16681, page 853**

Collection Policy
Violation Policy
Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Guidelines for Drought Resistant Landscaping and Natural Turf
Conflict of Interest Policy
Guidelines for Flag Display
Religious Items Display Guidelines
Solar Energy Device Guidelines
Roofing Material Guidelines
Rainwater Collection Guidelines
Application of Payments Policy

The Electronic and Telephonic Action Policy, the Standby Electric Generators Guidelines and the Payment Plan Policy are filed under Document No. PI2-20150241244-7.

Assessment Collection Policy is filed under Document No. PI2-20160009256-5.

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
- Community Enhancement Fee = \$285.00 (BLDR-HO ONLY)

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 27 day of October, 2021.

Reserve at Culebra Creek Community Association, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

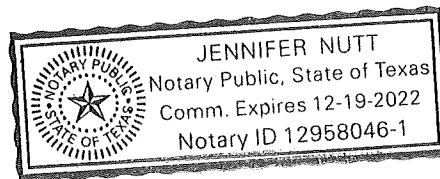
County of Bexar §

This instrument was acknowledged and signed before me on 27
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Reserve at Culebra Creek Community 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



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/3/2021 1:25 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk