



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 22, 2021 02:57 PM Fee: \$38.00

2021235854

Electronically Recorded

PROPERTY OWNERS ASSOCIATION 8th AMENDED MANAGEMENT CERTIFICATE FOR
TANGLEWOOD OAKS OWNERS 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 Travis §

1. Name of Subdivision: Cherry Creek Section Fourteen, Section Sixteen, Section Seventeen
2. Subdivision Location: Travis County
3. Name of Homeowners Association: Tanglewood Oaks Owners Association, Inc.
4. Recording Data for Association: Plats are filed at the County under:
 Volume 95, Pgs 48-51
 Volume 94, Pages 337-340
 Volume 94, Pgs 341-343
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions:
 Cherry Creek Section 14 see Volume 12440, pg 203
 Cherry Creek Section 16 see Volume 12402, pg. 352
 Cherry Creek Section 17 see Volume 12402, pg. 1225

Amended & Restated Declaration (Cherry Creek Sections 14, 16, 17) filed under Film Code 00005726653

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

The Bylaws executed on 5/18/1998 are attached to and filed with the Certificate filed under Doc# 2013009000.

Certificate of Filing filed on 1/3/2013 and Certificate of Incorporation filed on 6/3/1998 are Attached to the Certificate filed under Doc# 2013009000.

Collection Resolution, Policy and Schedule are attached to the Certificate filed under Doc# 2013009000.

Violation Policy and Procedure are attached to the Certificate filed under Doc# 2013009000.

The Resolutions listed below are attached to and filed under Doc# 2013026511

Records Copying and Production Resolution signed 3/15/2012

Payment Plan Guidelines signed 3/15/2012

Document Retention Policy signed 3/15/2012

The Resolutions/Policies listed below are attached to and filed with Doc#2013081460

Records Retention Policy

Records Inspection Policy

Payment Plan Policy

Membership Voting Policy

Email Registration Policy

Architectural Policy

Collection Policy

Violation Policy

Administrative Resolution No. 20130308 Forced Maintenance Procedure

Administrative Resolution No. 20130308 Fine Policy

Resolutions/Policies/Guidelines: All policies listed below are filed in Doc#2014049257

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 following resolution dated 7/25/2016 is filed under Document Number 2016127643:

- Violation Enforcement Resolution

Tanglewood Oaks Owners Association, Inc. Billing Policy and Payment Plan Guidelines dated 8/10/2017 is filed under Document No. 2017136034.

Updated mailing address information is filed under Document No. 2019179724.

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 20 day of October, 2021.

Tanglewood Oaks Owners Association, Inc.

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

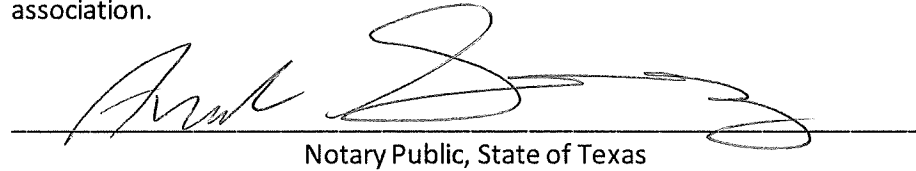
State of Texas §

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 Tanglewood Oaks Owners Association, Inc., on behalf of said association.


Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

