



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
FOREST 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 Williamson §

1. Name of Subdivision: Forest Oaks
2. Subdivision Location: Williamson
3. Name of Homeowners Association: Forest Oaks Owners Association, inc.
4. Recording Data for Association:

Plat Information can be found under Document No. 2006054195

Notice of addition under amended and restated DCCR's are recorded under Document No. 2005084378

5. Recording Data for Declaration and any amendments:

Bylaws are recorded under Document No. 2011087185

Amended & restated bylaws can be found under Document No. 2017075649

Certificate of incorporation is recorded under charter No. 01439157

Original and first amended DCCR's can be found under Document No. 2002009319

Amended and restated DCCR's are recorded under Document No. 2000058218

Second amended and restated DCCR's are recorded under Document No. 2004020173

Third amended and restated DCCR's are recorded under Document No. 2005046854

First supplemental amended and restated DCCR's are recorded under Document No. 2003053796

Second supplemental amended and restated DCCR's are recorded under Document No. 2003079568

Third supplemental amended and restated DCCR's are recorded under Document No. 2004079857

Fourth supplemental DCCR's are recorded under Document No. 2005064723

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

Deed restriction and fining policy is recorded under Document No. 2015037988
Amendment and adoption of policies are recorded under Document No. 2018062253

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 6th day of January, 2022.

Forest Oaks Owners Association, inc.

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

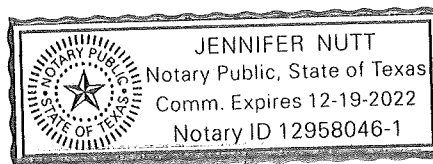
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 6
January, 2022 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of Forest Oaks Owners Association, inc., on behalf of said
association.

Jennifer Nutt
Notary Public, State of Texas

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



② Spectrum Association Management LP
17319 San Pedro
ste 318
San Antonio, TX 78232

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2022005000

PMC Fee: \$34.00
01/12/2022 09:26 AM GPOWELL



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