

PROPERTY OWNERS ASSOCIATION 3<sup>rd</sup> AMENDED MANAGEMENT CERTIFICATE FOR**R.R. BENT TREE HOMEOWNER'S 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:           R.R. Bent Tree
2.     Subdivision Location:         Williamson County
3.     Name of Homeowners Association:     R.R. Bent Tree Homeowner's Association, Inc.
4.     Recording Data for Association: R.R. Bent Tree subdivisions are filed in Cabinet L Slide 392-393, Cabinet K Slides 308-309, and Cabinet R slides 51-53
5.     Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Bent Tree are filed under Volume 2416, pg. 487.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Bent Tree is filed under Volume 2522 pg. 0879.

Affidavit and Notice of the Dedicatory Instruments of the R.R. Bent Tree Homeowners Association, Inc. is filed under Document No. 2000056355.

Bylaws for R.R. Bent Tree are filed under Document No. 200005635.

Amended and Restated Bylaws for R.R. Bent Tree are filed under Document No. 2011015023.

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

Declaration of Annexation for Bent Tree, Section II is filed under 9528391.

Declaration of Annexation for Bent Tree, Section 3 is filed under Document No. 199946771.

Rules and Regulations for R.R. Bent Tree Homeowner's Association is filed under Document No. 2011015348.

Amendment to Rules and Regulations for R.R. Bent Tree Homeowner's Association is filed under Document No. 2011069319

Fence, Landscape and Signage Easement and Restrictive Covenant is filed Document No. 199976039.

Fence and Landscape Easement and Restrictive Covenant is filed under Document No 9604918.

R.R. Bent Tree Homeowner's Association, Inc. Billing Policy and Payment Plan Guidelines is filed under Document No. 2020029574.

R.R. Bent Tree Homeowner's Association, Inc. Pool Rules are filed under Document No. 2021015726.

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](http://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
- Association Transfer Free - \$245.00

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.

R.R. Bent Tree Homeowner's Association, Inc.

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

State of Texas §

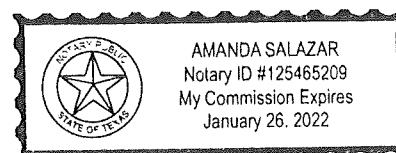
County of Bexar §

This instrument was acknowledged and signed before me on 20  
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of R.R. Bent Tree Homeowner's 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



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2021163412

PMC Fee: \$34.00  
10/26/2021 12:02 PM DLAM



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