

**PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
GRANDVIEW HOMEOWNERS 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: Grandview
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Grandview Homeowners Association, Inc.
4. Recording Data for Association: See Exhibit A Below
5. Recording Data for Declaration: See Exhibit A Below

Recording Date	Filed Document	Recording Information
08/26/2005	Plat Unit 1A	20050196300
08/26/2005	Plat Unit 1B	20050196304
12/16/2005	Articles of Incorporation	20050293301
12/16/2005	Bylaws	20050293303
12/16/2005	DCCR Unit 1A, 1B, and 2	20050293302
06/29/2006	Plat Unit 2	20060153258
06/29/2006	Plat Unit 3A	20060152477
06/29/2006	Plat Unit 5	20060153260
09/05/2006	DCCR Annexation Unit 3A	20060214037
10/05/2006	DCCR Annexation Unit 5	20060242711
06/01/2007	DCCR Annexation Unit 2	20070126758
12/23/2008	Partial Assignment of Developer Rights	20080268404
12/23/2008	Restrictive Covenants	20080268402
06/19/2009	Plat Unit 3B1/3B2	20090113871
03/24/2011	DCCR Annexation Unit 3B1& 3B2	20110050912
02/17/2012	Assignment of Declarant Rights	20120029580
11/19/2012	Policies, Guidelines and Pool Book	20120205556
01/25/2013	Bylaws 1 st Amendment	20130016075

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

Assessment Collection Policy signed 4/18/2016 is filed under Document No. 20160087995-4

Violation Enforcement and Force Maintenance Resolution signed 10/17/2016 is filed under Document No. 20160207194

Grandview Homeowners Association, Inc. Towing Policy is filed under Document No. 20180169009.

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:

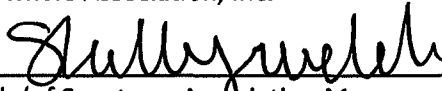
- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement 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
- Capital Improvement Fee - \$150.00 (All Sales)

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 1st day of November, 2021.

Grandview Homeowners Association, Inc.

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


State of Texas §

County of Bexar §

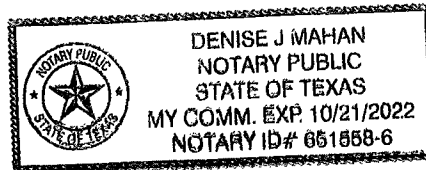
This instrument was acknowledged and signed before me on 1st

, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Grandview Homeowners 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



File Information

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

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Recorded Date: November 04, 2021
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Total Fees: \$34.00

**** 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: 11/4/2021 9:55 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk