

3/01

202199040488



PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
COPPER RUN 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 Guadalupe §

1. Name of Subdivision: Saengerhalle Subdivision
2. Subdivision Location: Guadalupe County
3. Name of Homeowners Association: Copper Run Homeowners Association, Inc.
4. Recording Data for Association: Saengerhalle Subdivision, Unit 4, Final Plat is filed on November 8, 2018 at the County under Volume 9, Page 58.
5. Recording Data for Declaration and any amendments: Certificate of Formation of Cooper Run Homeowners Association, Inc. is filed in the Office of the Secretary of State of Texas on January 3, 2019.

Bylaws of Copper Run Homeowners Association, Inc. is filed on January 14, 2019 at the county under Document No. 201999001057.

Declaration of Covenants, Conditions and Restrictions for Copper Run Subdivision is filed on January 16, 2019 at the county under Document No. 201999001185.

First Amendment to Declaration of Covenants, Conditions, and Restrictions for Copper Run Subdivision is filed on June 4, 2019 at the county under Document No. 201999012132.

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

Resolution of the Board of Directors of Copper Run Homeowners Association, Inc. for Records Production and Copying Policy, Document Retention Policy, and Payment Plan Policy is filed on January 25, 2019 at the county under Document No. 201999001775.

The below Copper Run Homeowners Association, Inc. resolutions are filed under Document No. 201999015342.

- Billing Policy and Payment Plan Guidelines
- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution

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
- 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 fee (Developer/-Homeowner Sales Only) - \$250

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 22 day of November, 2021.

Copper Run Homeowners Association, Inc.

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

State of Texas §

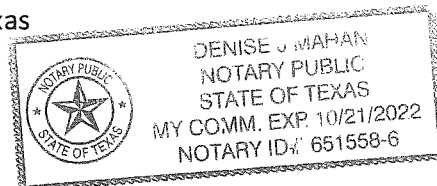
County of Bexar §

This instrument was acknowledged and signed before me on 22nd
November, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Copper Run Homeowners 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



202199040488
I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
11/24/2021 03:02:05 PM PAGES: 3 TIFFANY
TERESA KIEL, COUNTY CLERK



Teresa Kiel