

PROPERTY OWNERS ASSOCIATION 4TH AMENDED MANAGEMENT CERTIFICATE FOR

SENDERO SPRINGS HOMEOWNERS ASSOCIATION

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 McLennan §

1. Name of Subdivision: Sendero Springs HOA
2. Subdivision Location: McLennan County
3. Name of Homeowners Association: Sendero Springs Homeowners Association
4. Recording Data for Association: Sendero Springs Addition, Phase One, to the City of Waco, according to the map or plat of record in Cabinet F, Sleeve 740 and 741 of the Plat Records of McLennan County, Texas.

Sendero Springs Addition, Phase Two, to the City of Waco, according to the map or plat of record in Cabinet G, Sleeve 182-184 of the Plat Records of McLennan County, Texas.

Sendero Springs Addition, Phase Two Lots 1-6 Block 12, to the City of Waco, according to the map or plat of record in Instrument #2011-007713 in the Official Public Records of McLennan County, Texas.

Sendero Springs Addition, Phase Three, to the City of Waco, according to the map or plat of record in Cabinet G, Sleeve 587-588 of the Plat Records of McLennan County, Texas; and

Sendero Springs Addition, Phase Four, to the City of Waco, according to Instrument #2011007715 of the Plat Records of McLennan County, Texas

Sendero Springs Addition, Phase V, to the City of Waco, according to Document No. 2012039414 of the Plat Records of McLennan County, Texas

5. Recording Data for Declaration:

Declaration of Covenants, Conditions and Restrictions – "Sendero Springs" recorded as Document No. 2003162862 in the Official Public Records of McLennan County, Texas and Amended and Restated Declaration of Covenants, Conditions and Restrictions Sendero Springs

recorded as Document No. 2007007478 in the Official Public Records of McLennan County, Texas.

Declaration of Covenants, Conditions and Restrictions for Sendero Springs under Doc No. 2006030143

Third Amendment and Notice of Additional Land to Declaration of Covenants, Conditions and Restrictions, Sendero Springs under Doc No 2011008065

Fourth Amendment, Ratification, and Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, Sendero Springs under Doc No 2011011579

Fifth Amendment, Ratification, and Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, Sendero Springs under Doc No's 2012005849 and 2012039928.

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

- Articles of Incorporation are filed with the county under Doc No. 2007007477
- Bylaws are filed with the county under Doc No 2007010361
- Sendero Springs Community Manual is filed with the county under Doc No 2011036502
- Amended & Restated Fine and Enforcement Policy is recorded under Doc No 2016042026

Sendero Springs Billing Policy and Payment Plan Guidelines dated 3/21/2017 are filed under Document No. 2017010938.

The below Sendero Springs Homeowners association Policy, Guidelines, and Resolutions are filed under Document No. 2019040980: Shed and Outdoor Buildings guidelines, 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 - \$200.00**
- **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 29th day of October, 2021.

Sendero Springs Homeowners Association

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

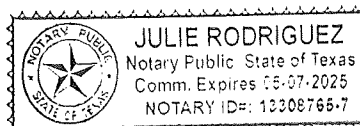
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 29
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Sendero Springs Homeowners Association, 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

Instrument Number: 2021045107

Filing and Recording Date: 11/04/2021 02:22:56 PM Pages: 4 Recording Fee: \$24.00

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of McLennan County, Texas.

A handwritten signature in black ink, appearing to read "J. A. 'Andy' Harwell". The signature is fluid and cursive, written in a professional style.

J. A. "Andy" Harwell, County Clerk
McLennan County, Texas

greenl