



PROPERTY OWNERS ASSOCIATION 2<sup>nd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**THE RESERVE AT BERRY CREEK 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 Williamson    §

1.      Name of Subdivision:                Reserve at Berry Creek
2.      Subdivision Location:              Williamson County
3.      Name of Homeowners Association: The Reserve at Berry Creek Homeowners Association, Inc.
4.      Recording Data for Association: The Reserve at Berry Creek Section 1-A, a Subdivision Plat is recorded in Cabinet R, Slides 127-129.  
The Reserve at Berry Creek, Section 1-A Phase II, a Subdivision Plat is recorded in Cabinet U, Slides 254-256.  
The Reserve at Berry Creek, Section 1-B, a Subdivision Plat is recorded in Cabinet Y, Slides 352-354.  
The Reserve at Berry Creek, Section 1-C, a Subdivision Plat is recorded in Cabinet W, Slides 205-207.  
The Reserve at Berry Creek, Section 1-D, a Subdivision Plat is recorded in Cabinet R, Slide 163.  
The Reserve at Berry Creek, Section 1-D, Phase II, a Subdivision Plat is recorded in Cabinet S, Slide 127.  
The Reserve at Berry Creek, Section Two, a Subdivision Plat is recorded in Document No. 2006026928.  
The Reserve at Berry Creek, Section Three, a subdivision Plat is recorded in Document No. 2007086409.  
The Reserve at Berry Creek, Section Four, a subdivision Plat is recorded in Document No. 2013004316.  
The Reserve at Berry Creek, Section Five, a subdivision, Plat is recorded in Document No. 2008069660.  
A portion of Berry Creek Section Eleven Phase Four Plat Maps are recorded in Cabinet "O", Slides 12,13, and 14.
5.      Recording Data for Declaration and any amendments: Master Declaration of Covenants, Conditions, and Restrictions are filed at the county under Document No. 199941556.

First Amendment to The Reserve at Berry Creek Master Declaration of Covenants, Conditions and Restrictions are filed under Document No. 2005025125.

The Reserve at Berry Creek Homeowners' Association, Inc. Bylaws were signed on February 8, 2008.

First Amendment to the Bylaws for The Reserve at Berry Creek Homeowners Association, Inc. are filed under Document No. 2018049735.

The Reserve at Berry Creek Section 1-A Supplemental Declaration is filed under Document No. 199941557.

The Reserve at Berry Creek Section 1-A, Phase II Supplemental Declaration is filed under Document No. 2002040926.

The Reserve at Berry Creek Section 1-B Supplemental Declaration is filed under Document No. 2004040492.

The Reserve at Berry Creek Section 1-C, Supplemental Declaration is filed under Document No. 2002080872.

The Reserve at Berry Creek Section 1-D, Supplemental Declaration is filed under Document No. 199948916.

The Reserve at Berry Creek Section 1-D, Phase II Supplemental Declaration is filed under Document No. 2000074114.

The Reserve at Berry Creek Section Two, Supplemental Declaration is filed under Document No. 2006029332.

First Amended and Restated Supplemental Declaration for The Reserve at Berry Creek, Section 2 is filed under Document No. 2006101086.

Second Amended and Restated Supplemental Declaration for The Reserve at Berry Creek, Section 2 is filed under Document No. 2006105685.

The Reserve at Berry Creek, Section Three Supplemental Declaration is filed under Document No. 2007086670.

First Amendment to Supplemental Declaration for The Reserve at Berry Creek, Section 3 is filed under Document No. 200806272.

The Reserve at Berry Creek, Section Four Supplemental Declaration is filed under Document No. 2013005265.

The Reserve at Berry Creek, Section Four Supplemental Declaration is filed under Document No. 2008069843.

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

The Reserve at Berry Creek Homeowners Association, Inc Billing Policy and Payment Plan Guidelines are filed under Document No. 2020041337.

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
- Maintenance Fee (billed Annually per lot, but paid monthly) - \$840.00

**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.

The Reserve at Berry Creek Homeowners Association, Inc.

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

State of Texas §

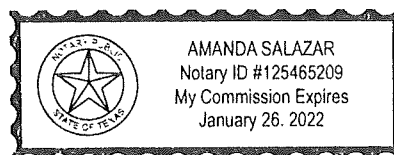
County of Bexar §

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

Management, the Managing Agent of The Reserve at Berry Creek Homeowners Association, Inc., on  
behalf of said association.

[Signature]  
Notary Public, State of Texas

(21) 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 2021163417

PMC Fee: \$38.00  
10/26/2021 12:02 PM DLAM



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