



PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
OWNER'S ASSOCIATION AT SARITA VALLEY, 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: Sarita Valley
2. Subdivision Location: Williamson County
3. Name of Homeowners Association: Owner's Association at Sarita Valley, Inc.
4. Recording Data for Association: Final Plat of Sarita Valley, Phase 1 Amended, a subdivision, is recorded under Document No. 2012000872.

Final Plat of Sarita Valley Ph. 5 Subdivision is filed under Document No. 201707626274.

5. Recording Data for Declaration: Master Declaration of Covenants, Conditions and Restrictions for Sarita Valley is filed under Document No. 2012008324.

Supplemental Declaration to Master Declaration is filed with the county under document number 2012047623.

First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Sarita Valley is filed under Document No. 2012047622.

First Amendment to Development Area Designation for Sarita Valley Phase 1 is filed under Document No. 2012052683.

Second Amendment to Development Area Designation for Sarita Valley Phase 1 is filed under Document No. 2014092447.

Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for Sarita Valley is filed under Document No. 2014092235.

Confirmation of Expiration of Declarant Control Period of Master Declaration of Covenants, Conditions and Restrictions for Sarita Valley is filed under Document No. 2015050101.

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

- Bylaws of the Owners Association of Sarita Valley, Inc. were signed on October 31st, 2011.
- Amended & Restated Bylaws are filed with the county under document number 2012048291
- Architectural Guidelines are filed with the county under document number 2016021453
- Development Area Designation is filed with the county under document number 2012008325
- Working Capital Contribution Amendment to Master Declaration is filed with the county under Document number 2012047622
- Fence Variance is filed with the county under document number 2014092374
- Certificate of Formation and Pool Rules is filed with the county under document number 2016111141.
- Violation Enforcement Resolution/Schedule and Delinquent Assessment Policy/Schedule dated 11/10/2016 and Effective January 1, 2017 is filed with the county under document number 2016111141.

Update Mailing Address and Contact Information is filed under Document No. 2019094592.

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
- Work Cap fee - \$500

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.

Owner's Association at Sarita Valley, 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 Owner's Association at Sarita Valley, 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

