


MARY LOUISE NICHOLSON
COUNTY CLERK

PROPERTY OWNERS ASSOCIATION 9TH AMENDED MANAGEMENT CERTIFICATE FOR
VILLAGES AT EDGECLIFF OWNERS 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 Tarrant §

1. Name of Subdivision: Villages at Edgecliff
2. Subdivision Location: Tarrant County
3. Name of Homeowners Association: Villages at Edgecliff Owners Association
4. Recording Data for Association: Villages at Edgecliff is a phased addition to the Town of Edgecliff Village, Texas, according to plats recorded in the Plat Records of Tarrant County, Texas, such as the following:
 - Section 1, recorded on April 28, 2006, as Document No. D206125545, in Cabinet A, Slide 11074
 - Section 2, recorded on July 28, 2006, as Document No. D206230831, in Cabinet A, Slide 11304
 - Section 3A, recorded on September 25, 2014, as Document No. D214210729
 - Section 3B, recorded on September 25, 2014, as Document No. D214210737
5. Recording Data for Declaration: This subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for Villages at Edgecliff, recorded on February 24, 2006, as Document No. D206054814, Real Property Records, Tarrant County, Texas, as amended or supplemented from time to time, such as the instruments recorded (1) on November 17, 2006 as Document No. D206363864; (2) on January 31, 2013, as Document No. D213025883; and (3) on March 9, 2015, as Document Nos. D215045801 and D215046042.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The following resolution dated 9/28/2016 is filed under Document Number D216233625:
Billing Policy and Payment Plan Guidelines

The following resolutions are filed under Document No. D217244454:

- Billing Policy and Payment Plan Guidelines
- Violation Enforcement Resolution
- Violation Schedule
- Forced Maintenance Procedure
- Resolution of the Board of Directors of Villages at Edgecliff Owners Association Regarding Fiscal Year

Update Mailing Address and Contact Information filed under Document No. D218209122

Villages at Edgecliff Owners Association Billing Policy and Payment Plan Guidelines are filed under Document No. D219011961

Villages at Edgecliff Owners Association Pool Rules are filed under Document No. D219107981

Update Mailing Address and Contact Information as filed under Document No. D220014070

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
- **Working Capital Fee (Builder to Homeowner) = \$150.00**
- **Working Capital Fee (All other sales) = ½ Annual Dues**

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 3rd day of January, 2023.

Villages at Edgecliff Owners 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 3rd,
January, 2023 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of Villages at Edgecliff Owners Association, on behalf of said
association.

Denise J. Mahan
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

