

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
GARDENS ON POINT BLUFF 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 Bexar §

1. Name of Subdivision: Gardens on Point Bluff
2. Subdivision Location: Bexar
3. Name of Homeowners Association: Gardens on Point Bluff Homeowners Association
4. Recording Data for Association:

Plat for Unit G1 is recorded under Document No. 20040081475 in Bexar County's Land Records
Plat for Unit G2 is recorded under Document No. 20050184339 in Bexar County's Land Records
Plat for Unit G3 is recorded under Document No. 20060159756 in Bexar County's Land Records
Plat for Unit G3 is recorded under Document No. 20060159757 in Bexar County's Land Records
Plat for Unit G3 is recorded under Document No. 20060159758 in Bexar County's Land Records
Plat for Unit G4 is recorded under Document No. 20070170126 in Bexar County's Land Records

5. Recording Data for Declaration and any amendments:

Certificate of Annexation and Supplemental DCCR's Unit G-1 Is recorded under Document No. 20040224200 in Bexar County's Land Records
Amendment to Certificate of Annexation and Supplemental DCCR's Unit G-1 is recorded under Document No. 20050048608 in Bexar County's Land Records
Certificate of Annexation and Supplemental DCCR's Unit G-2 Is recorded under Document No. 20050207341 in Bexar County's Land Records
Certificate of Annexation and Supplemental DCCR's Unit G-3 Is recorded under Document No. 20070030329 in Bexar County's Land Records
Certificate of Annexation and Supplemental DCCR's Unit G-4 Is recorded under Document No. 20070288704 in Bexar County's Land Records

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
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
- Transfer Fee at each closing (Excluding Builders) = \$180.00

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 27 day of December, 2022.

Gardens on Point Bluff Homeowners Association

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

State of Texas §

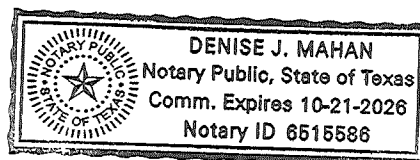
County of Bexar §

This instrument was acknowledged and signed before me on 27th
December, 2022 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Gardens on Point Bluff Homeowners 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



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20220294492
Recorded Date: December 28, 2022
Recorded Time: 11:04 AM
Total Pages: 4
Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/28/2022 11:04 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk