

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR
BARTON WOODS RESIDENTIAL 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 Montgomery §

1. Name of Subdivision: Barton Woods
2. Subdivision Location: Montgomery
3. Name of Homeowners Association: Barton Woods Residential Association, Inc.
4. Recording Data for Association:

Plat Section 1 is recorded under File No. 2008068697
Plat Section 2 is recorded under File No. 2008-098506
Plat Section 3 is recorded under File No. 2018102308
Plat Section 4 is recorded under File No. 2019004505
Plat Section 4 is recorded under File No. 2019025857
Amending Plat for Section 4 is recorded under File No. 2021078194

5. Recording Data for Declaration and any amendments:

DCCR's are recorded under File No. 2008-082131
First Amendment to DCCR's recorded under File No. 2010014939
Second Amendment to DCCR's recorded under 2012041964.
Third Amendment to DCCR's recorded under File No. 2015068585
First supplementary DCCR's is recorded under File No. 2008-099400
Second supplementary (Sec 3) DCCR's is recorded under File No. 2017079893
Amended and Restated DCCR's is recorded under File No. 2018084619
First Amendment to Amended and Restated DCCR is recorded under File No. 2019025848
Second Amendment to Amended and Restated DCCR is recorded under File No. 2022149068

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

Community Manuel Recorded under Document No. 2019029460
First supplement to Community Manuel recorded under Document No. 2022059628
Declarant Removal and Appointment of Directors is recorded under Document No. 2019093897

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 (for Builder sells only) = \$120.00
 - Rush for Statement of Account (for Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (for Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Capitalization Fee = \$715.00

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 13th day of February, 2025.

Barton Woods Residential Association, Inc.

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

State of Texas §

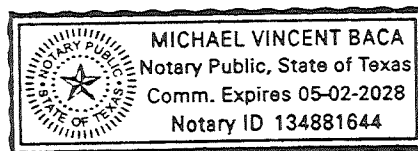
County of Bexar §

This instrument was acknowledged and signed before me on this 13th day of
February, 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Barton Woods Residential Association, 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



E-FILED FOR RECORD

02/19/2025 09:44AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

02/19/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas