



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 22, 2021 03:07 PM Fee: \$34.00

2021235883

Electronically Recorded

PROPERTY OWNERS ASSOCIATION 6th AMENDED MANAGEMENT CERTIFICATE FOR
THE ESTATES AT ARBOR CREEK, 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 Travis §

1. Name of Subdivision: Estates at Arbor Creek
2. Subdivision Location: Travis County
3. Name of Homeowners Association: The Estates at Arbor Creek, Inc.
4. Recording Data for Association: Kuempel Tract Phase 2, Section 3, according to the plat thereof located at Document 200200319, Plat Records of Travis County, Texas, and the real property described in documents 200400346 & 200500110, Real Property Records, Travis County, Texas.
5. Recording Data for Declaration and any amendments: Document 2004215004. Real Property Records of Travis County, Texas, and all amendments, annexations, supplements, and joinders thereto.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The following resolutions are filed under Document number 2011131004

- Resolution Adopting Rainwater Harvesting Policy
- Resolution Adopting a Solar Energy Device Installation Policy
- Resolution Adopting Flag Display Policy
- Resolution Adopting a Collection Policy
- Resolution Adopting a Payment Plan Guidelines Policy
- Resolution Adopting Board Meeting Notice Procedure
- Resolution Adopting a Records Production and Copying Policy
- Resolution Adopting a Records Retention Policy

Assessment Collection Policy dated 10/27/2016 is filed under Document Number 2016186685.

The Estates at Arbor Creek, Inc. Billing Policy and Payment Plan Guidelines dated 9/6/2017 is filed under Document No. 2017147012.

The Estates at Arbor Creek, Inc. Violation Enforcement Policy is filed under Document No. 2018121522

Updated Mailing Address and Contact Information is filed under Document No. 2019153396.

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

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 Estates at Arbor Creek, Inc.

By: Sally Smith
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 Estates at Arbor Creek, Inc., on behalf of said association.

Amanda Salazar
Notary Public, State of Texas

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

