



PROPERTY OWNERS ASSOCIATION 1<sup>ST</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
THE PARK AT BRUSHY CREEK HOMEOWNERS 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 Williamson    §

1.      Name of Subdivision: The Park at Brushy Creek
2.      Subdivision Location: Williamson County
3.      Name of Homeowners Association: The Park at Brushy Creek Homeowners Association, Inc.
4.      Recording Data for Association: All that certain real property conveyed to Great Oaks Development, LLC, in that certain Special Warranty Deed recorded under Document No. 2014092102.
5.      Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions are filed under Document No. 2015084159.
6.      Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The Park at Brushy Creek Policy Manual which includes the below is filed under Document No. 2015084432:

- Certificate of Formation
- Bylaws
- Fine and Enforcement Policy
- Assessment Collection Policy
- Records Inspection, Copying and Retention Policy
- Statutory Notice of Posting and Recordation of Documents
- Email Registration Policy

7. Mailing Address and Contact Information for the Association and the Managing Agent:

JellyBird HOA Management  
17319 San Pedro Ave, Suite 320  
San Antonio, TX 78232  
contact@JellyBirdHOA.com  
210-640-3911  
<https://jellybirdhoa.com/app/>

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Working Capital Fee - \$200
- 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 = \$200.00

**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 23<sup>rd</sup> day of September, 2024.

The Park at Brushy Creek Homeowners Association, Inc.

By: Shelby Welch  
Shelby Welch (of JellyBird HOA Management), Managing Agent

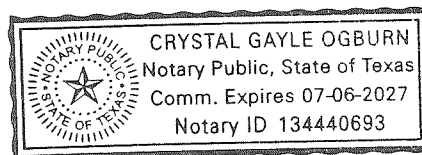
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 23<sup>rd</sup>  
September, 2024 by Shelby Welch, representative of JellyBird HOA Management, the  
Managing Agent of The Park at Brushy Creek Homeowners Association, Inc., on behalf of said  
association.

[Signature]  
Notary Public, State of Texas

After Recording, Return To:  
JellyBird HOA Management  
Attn: Transitions  
17319 San Pedro, #320  
San Antonio, TX 78232



② Spectrum Association Management  
17319 San Pedro, STE 318  
San Antonio, TX 78232

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2024077606

PMC Fee: \$33.00  
09/30/2024 01:22 PM AMCCOY



Nancy E. Rister  
Nancy E. Rister, County Clerk  
Williamson County, Texas