

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

PROPERTY OWNERS ASSOCIATION 1<sup>ST</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**Heritage Glen 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 Tarrant §

1. Name of Subdivision: Heritage Glen
2. Subdivision Location: Tarrant
3. Name of Homeowners Association: Heritage Glen Homeowners Association, Inc.
4. Recording Data for Association:  
  
DCCR's can be found under Document No. 010132.00065:583194.06  
Amendment to DCCR's can be found under Document No. 9726298273  
Amendment to DCCR's can be found under Document No. 010132.00065.823842.01  
Supplemental DCCR's can be found under Document No. 010132.00065.674577.01  
Fourth Amendment to DCCR's can be found under Document No. 010132.00065:943853.01  
Fifth Amendment to DCCR's can be found under Document No. 010132.00065:1014541.01
5. Recording Data for Declaration and any amendments:  
  
Bylaws are under Document No. 010132.00065:611740.02  
Amendments To Bylaws is under Document No.010132.00065:181368.01
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:  
  
Articles Of Incorporation can be found under Document No. 010132.00065.61161102  
Covenant Enforcement/Fining Policy filed under Doc No. D213326054 & 0210015596  
Alternate Payment Schedule Guidelines for Certain Assessments can be found under Document No. D212018391  
Telecommunications Easement Agreement filed under Document No. 010132.00017:733705.04  
Underground Electric Line Easement Agreement filed under Doc No. 010132.00017:733707.04

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](http://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
- Capitalization Fee = (Builder to Homeowner) Equal to annual assessment

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 4<sup>th</sup> day of January, 2024.

Heritage Glen Homeowners 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 4,  
January, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Heritage Glen Homeowners 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

