

PROPERTY OWNERS ASSOCIATION 6th AMENDED MANAGEMENT CERTIFICATE FOR
COTTON 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 Chambers §

1. Name of Subdivision: Cotton Creek
2. Subdivision Location: Chambers County
3. Name of Homeowners Association: Cotton Creek Homeowners Association, Inc.
4. Recording Data for Association: Plat is filed in the Map Records of Chambers County, Texas under Clerk's File No. 32463.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions recorded on June 20, 1980 under County Clerks file number G728251 and recorded on January 22, 1982 under Film Code 005-95-1834 and Third Amendment recorded on August 24, 1994 under County Clerk's file number R024092 under Film Code 500-72-2965.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Record of Dedicatory Instruments filed with the county under Volume 1315 Page 637

Bylaws are filed under Instrument Number 00116903.

Architectural Regulations and Restrictions dated 6/25/2013 is filed under Instrument Number 00116903.

The following Resolutions are filed under Doc No. 00117941, VI 1704, Pg 78

- Records Retention Policy
- Records Inspection Policy
- Payment Plan Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines

- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Assessment Collection Policy
- Assessment Collection Schedule
- Violation Enforcement Resolution
- Violation Schedule
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electronic Generators Guidelines
- Uncurable Violation Enforcement Resolution

Cotton Creek Homeowners Association, Inc. Governing Documents Enforcement and Fine Policy is filed under Document No. 2018-136694

Cotton Creek Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 2018-137921.

Cotton Creek Homeowners Association, Inc. Security Camera Policy and Security Footage Confidentiality Agreement are filed under Document No. 2021-164654

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 27 day of October, 2021.

Cotton Creek Homeowners Association, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

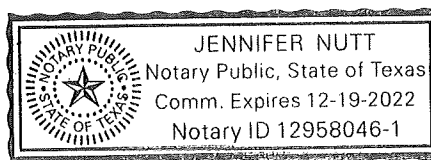
County of Bexar §

This instrument was acknowledged and signed before me on 27,
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Cotton Creek 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



FILED FOR RECORD IN:
Chambers County Clerk
On: 11/03/2021 1:34PM
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By: CB
Heather H. Hawthorne

