


MARY LOUISE NICHOLSON
COUNTY CLERK

PROPERTY OWNERS' ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
BOSWELL MEADOWS OWNERS ASSOCIATION

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: Boswell Meadows
2. Subdivision Location: Tarrant County
3. Name of Homeowners Association: Boswell Meadows Owners Association
4. Recording Data for Association: Final Plat of Lots 1-39, Block 1; Lots 1-31, Block 2, Lots 1-19, Block 3, Lots 1-12, Block 8; Lot 15, Block 9, Lots 1-6, Block 11, Boswell Meadows filed on February 17, 2006 in Volume A-10870, Plat Records, Tarrant county, Texas and Final Plat of Lots 20-4, Block 3, Lots 1-47, Block 4, Lots 1-43, Block 5, Lots 1-13, Block 6; Lots 1-21, Block 7; Lots 13-41, Block 8, Lots 1-14, Block 9, Lots 1-4, Block 10, Lots 7-16, Block 11, Boswell Meadows filed on September 14, 2007 in Volume A-12172, Plat Records, Tarrant County, Texas.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Boswell Meadows, filed on March 6, 2006 and recorded in Document No. D206063372, Real Property Records, Tarrant County, Texas and Amended Declaration of Covenants, Conditions and Restrictions for Boswell Meadows, Filed on July 27, 2006 and recorded in Document No. D206229083, Real Property Records, Tarrant County, Texas and First Supplement to Amended Declaration of Covenants, Conditions and Restrictions for Boswell Meadows, filed on June 5, 2007 in Document No. D207193203, Real Property Records Tarrant County, Texas and Declaration of Covenants, Conditions and Restrictions for Boswell Meadows, filed October 1, 2007 and recorded in Document No. D207348798, Real Property Records, Tarrant County, Texas and Second Supplement to Amended Declaration of Covenants, Conditions and Restrictions for Boswell Meadows, Filed on November 16, 2007, Real Property Records, Tarrant County, Texas. and recorded in Document No. D207410851, Real Property Records, Tarrant County, Texas.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Assignment of Declarant Rights, filed on August 8, 2006 and recorded in Document No. D206246302, Real Property Records, Tarrant County, Texas.

Bylaws of Boswell Meadows Owners Association, filed on November 22, 2006 and recorded in Document No. D206369258, Real Property Records, Tarrant County, Texas.

Certificate of Formation filed on April 24, 2007 and recorded in Document No. D207140183, Real Property Records, Tarrant County, Texas.

The following resolutions, policies and guidelines are filed under Document No. D218094814:

Records Inspection Policy
Records Retention Policy
Membership Voting Policy
E-Mail Registration Policy
Solar Energy Device Guidelines
Roofing Material Guidelines
Application of Payments Policy
Uncurable Violation Enforcement Resolution
Standby Electric Generators Guidelines
Conflict of Interest Policy
Electronic and Telephonic Action Policy

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
- Working Capitalization Fee - \$150.00

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.

Boswell Meadows Owners Association

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 Boswell Meadows Owners Association, 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

