



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 22, 2021 02:01 PM Fee: \$34.00

2021235670

Electronically Recorded

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
ESTATES OF HEATHERWILDE 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 Travis §

1. Name of Subdivision: Estates of Heatherwilde
2. Subdivision Location: Travis County
3. Name of Homeowners Association: Estates of Heatherwilde Homeowners Association, Inc.
4. Recording Data for Association: Plat is recorded in Book 86, Pages 39C, 39D and 40A of the Plat Records of Travis County, Texas
5. Recording Data for Declaration and any amendments: Declaration is filed at the county under 04-05-6998, Volume 09656, Page 0725
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Estates of Heatherwilde Homeowners Association, Inc. Bylaws are filed under Document No. 2001097426

The below Estates of Heatherwilde Homeowners Association, Inc. Policies are filed under Document No. 2012005666:

- Rain Water Harvesting Policy
- Solar Energy Device Installation Policy
- Flag Display Policy
- Collection Policy
- Payment Plan Guidelines Policy
- Board Meeting Notice Procedure
- Records Production and Copy Policy
- Records Retention Policy

Estates of Heatherwilde Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 2018109870

Estates of Heatherwilde Homeowners Association, Inc. Violation and Fine Enforcement Resolution are filed under Document No. 2018155391

Update Mailing Address and Contact Information is filed under Document No. 2019153388.

Estates of Heatherwilde Trash Container Policy is filed under Document No. 2020250000

Estates of Heatherwilde Homeowners Association, Inc. Pool Rules are filed under Document No. 2021084938.

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.

Estates of Heatherwilde Homeowners Association, 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 Estates of Heatherwilde Homeowners Association, 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

