


MARY LOUISE NICHOLSON
COUNTY CLERK

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
LA FRONTERA 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: La Frontera
2. Subdivision Location: Tarrant County
3. Name of Homeowners Association: La Frontera Homeowners' Association, Inc.
4. Recording Data for Association: La Frontera, Phase 1 plat is filed in Cabinet A, Slide 8177.
5. Recording Data for Declaration: La Frontera Homeowners' Association, Inc. Declaration of Covenants, and Restrictions are filed under Document No. D203358513.

Notice of Filing for Dedicatory Instruments is filed under Document No. D215172362

La Frontera, Phase 1 Bylaws are filed in Exhibit A-2 under Document No. D215172362

La Frontera, Phase 1 First Amendment to the Bylaws are in Exhibit A-3 under Document No. D215172362.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The Below La Frontera Homeowners' Association, Inc. Policy, Guidelines, and Resolutions are filed under Document. D220096400.

Billing Policy and Payment Plan Guidelines
Records Retention Policy
Records Inspection 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
 Application of Payments Policy
 Conflict of Interest Policy
 Electronic and Telephonic Action Policy
 Standby Electric Generators Guidelines
 Uncureable Violation Enforcement Resolution

La Frontera HOA Fine Schedule & Procedure is filed under Document No. D220150514

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
 - Seller Transfer Fee - \$150.00
 - Buyer Transfer Fee - \$150.00
 - Buyer Capitalization Fee - \$1000.00

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 8th day of November, 2021

La Frontera 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 5th
November, 2021 by Shelby Welch, representative of Spectrum

Association Management, the Managing Agent of La Frontera Homeowners' Association, Inc., on behalf of said Association.

Denise J Mahan
Notary Public, State of Texas

After Recording Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

