

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
OAK BLUFF ESTATES, PHASE 2 SUBDIVISION, HOMEOWNERS' 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 Williamson §

1. Name of Subdivision: Oak Bluff Estates
2. Subdivision Location: Williamson County
3. Name of Homeowners Association: Oak Bluff Estates, Phase 2 Subdivision Homeowners' Association
4. Recording Data for Association: Plat is recorded in Cabinet No. F, Slide Nos. 253-259 of the Plat Records, Williamson County, Texas; as well as any resubdivision of any of the above-described lots.
5. Recording Data for Declaration and any amendments: Declaration is filed on 1/29/1986 at the county under 1986003740; Amended and Restated Declaration of Covenants, Conditions and Restrictions on 9/15/1992 under 1992030203
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Notice of Dedicatory Instruments filed on 7/18/2011 under Document No. 2011046641.

Revisions to the Bylaws of the Oak Bluff Estates, Phase 2 Subdivision, Homeowners' Association is filed under Document No. 2018039564

Update Mailing Address and Contact Information is filed under Document No. 2019094591.

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.

Oak Bluff Estates, Phase 2 Subdivision Homeowners' Association

By: 
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

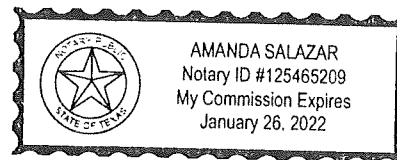
Management, the Managing Agent of Oak Bluff Estates, Phase 2 Subdivision Homeowners' Association,
on behalf of said association.



Notary Public, State of Texas

(21)

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



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2021163416

PMC Fee: \$34.00
10/26/2021 12:02 PM

DLAM




Nancy E. Rister, County Clerk
Williamson County, Texas