

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Mar 13, 2025 04:32 PM Fee: \$33.00

2025027031

Electronically Recorded

PROPERTY OWNERS ASSOCIATION 5TH AMENDED MANAGEMENT CERTIFICATE FOR
HOLLOW AT SLAUGHTER 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 Travis §

1. Name of Subdivision: Hollow at Slaughter Creek
2. Subdivision Location: Travis County
3. Name of Homeowners Association: Hollow at Slaughter Creek Homeowners Association, Inc.
4. Recording Data for Association: The real property described in Document No. 200800072, Official Public Records of Travis County, Texas, and the real property described in Documents 200400346 & 200500110, Real Property Records, Travis County, Texas.
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Hollow at Slaughter Creek Homeowners Association, Inc is filed under Document Number 2008010936, Official Public Records of Travis County, Texas, and all amendments, annexations, supplements, and joinders thereto.

Articles of Incorporation are filed under Document Number 2008010937.

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

Bylaws are filed under Document Number 2008046288

Resolution Adopting Xeriscaping Policy is filed under Document Number 2013154991

The following resolutions/policies are filed under Document Number 2012005648

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

- Adopting a Records Retention Policy

Resolution adopting Policy Concerning Lawn Maintenance is filed under Document Number 2012145472.

Resolution Standby Electric Generator Policy is filed under Document Number 2015162663.

Resolution Adopting Policy Concerning Violation Notification and Fining Policy is filed under Document Number 2015183651.

Hollow at Slaughter Creek Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines dated 5/5/2017 is filed under Document No. 2017076202.

Updated mailing address information is filed under Document No. 2019178722.

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 Capital Fee = (Builder to Homeowner) \$106.10

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 28th day of February, 2025.

Hollow at Slaughter Creek 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 28th
February, 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Hollow at Slaughter 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

