

# ELECTRONICALLY RECORDED

## OFFICIAL PUBLIC RECORDS



*Rose Pietsch*

ROSE PIETSCH, County Clerk

Bastrop Texas

October 22, 2021 12:43:27 PM

FEE: \$34.00

MANAGEMENT CERT

**202122937**

### PROPERTY OWNERS ASSOCIATION 9<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR HUNTERS CROSSING 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 Bastrop §

1. Name of Subdivision: Hunters Crossing
2. Subdivision Location: Bastrop County
3. Name of Homeowners Association: Hunters Crossing Homeowners Association, Inc.
4. Recording Data for Association: Plats are filed with the County under Cabinet 4, pages 111-B and 112-A and under Exhibit A of Doc 200814161 and Doc 201012441.
5. Recording Data for Declaration and any amendments: Declaration Section 3A is filed under 200320260, Vol 1391, Pg 912  
Amendment and Supplement filed under 200406105 Vol. 11-28 Pg 386  
2<sup>nd</sup> Amendment filed under 200407536, Vol 14-34, Pg 986  
3<sup>rd</sup> Amendment filed under 200508851, Vol 1541 Pg 919  
4<sup>th</sup> Amendment filed under 200605238  
5<sup>th</sup> Amendment filed under 200608154  
6<sup>th</sup> Amendment filed under 200718850  
7-A Amendment filed under 200814161  
7-B Amendment filed under 201012441
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Community Manual filed at the county on 17/24/2011 under Book 2114, Page 808 contains:  
Document is attached to this Certificate.

Articles of Incorporation

Bylaws signed 1/28/2004

Recreational Facility Rules

Solar Device and Energy Efficient Policy

Rain Water Harvesting System Policy

Flag Display and Flagpole Installation policy

Display of Certain Religious Items Policy  
Fine and Enforcement Policy  
Assessment Collection Policy  
Records Inspection, Copying and Retention Policy  
Statutory Notice of Posting and Recordation of Association Governance Documents  
Statutory Notice of Conduct of Board Meetings

Resolution Amending Design Guidelines signed 6/4/2014 is filed at the county under Book 2324, page 606 and is attached to this Certificate.

Community Manual filed at the county on 7/24/11 under Book 2114, page 808

Resolution Amending Design Guidelines signed 6/4/2014 is filed at the county under book 2324, page 606.

Amendment to the Bylaws of the Hunters Crossing Homeowners Association dated 2/1/2016 is filed under Document Number 201610607.

Hunters Crossing Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines dated 7/17/2017 are filed under Document Number 201710488.

Violation and Fine Enforcement Resolution for the Hunters Crossing Homeowners Association, Inc. dated 8/10/2017 is filed under Document Number 201711719.

Violation and Fine Enforcement Resolution for the Hunters Crossing Home owners Association, Inc. is filed under Document Number. 201716636.

Updated mailing address information was filed under Document No. 201918059.

Hunters Crossing Homeowners Association, Inc. Pool Rules are filed under Document No. 202106770.

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](http://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.

Hunters Crossing Homeowners Association, Inc.

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 Hunters Crossing 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**

