



PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
THE VILLAGES OF BERRY CREEK OWNERS 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: The Villages of Berry Creek
2. Subdivision Location: Williamson County
3. Name of Homeowners Association: The Villages of Berry Creek Owners Association
4. Recording Data for Association: Villages of Berry Creek Section 1, a subdivision in Williamson County, Texas according to map or plat thereof recorded in Cabinet Y, Slides 224-225 and as Document No. 2004012426

Villages of Berry Creek Section 2A, a subdivision in Williamson County, Texas according to map or plat thereof recorded in Cabinet AA, Slides 287-288 and as Document No. 2005068589

Villages of Berry Creek Section 2B, a subdivision in Williamson County, Texas according to map or plat thereof recorded in Cabinet BB, Slides 228-229 and as Document No. 2006019978

Villages of Berry Creek Section 3, Final Plat, a subdivision in Williamson County, Texas according to map or plat thereof recorded in Cabinet CC, Slides 313-315 and as Document No. 2006112034
5. Recording Data for Declaration and any amendments: Villages of Berry Creek Section 1 Declaration of Covenants, Conditions and Restriction is filed at the county under Document No. 2004049775

First Amendment to Villages of Berry Creek Section 1 Declaration of Covenants, Conditions and Restriction is filed at the county under Document No. 2004065324

Supplemental Declaration, Amendment and Notice of Addition of Land No. 1 to Villages of Berry Creek Section 1 Declaration of Covenants, Conditions and Restrictions (Villages of Berry Creek, Sections 2A, 2B and 3) is filed at the county under Document No. 2008019130
Second Amendment Villages of Berry Creek Declaration of Covenants, Conditions and Restriction is filed at the county under Document No. 2010051566

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

Articles of Incorporation of The Villages of Berry Creek Owners Association is filed in the Office of the Secretary of State Texas on August 5, 2004 and filed at the county under Document No. 2004063104

Bylaws of The Villages of Berry Creek Owners Association is filed at the county under Document No. 2004063104

Notice of Filing of Dedicatory Instruments for The Villages of Berry Creek Owners Association is filed at the county under Document No. 2004063104

Notice to Prospective Purchasers of The Villages of Berry Creek Subdivision Lots Regarding Homeowner Association, Subdivision Restrictions, Resale Certificates and Transfer Fees is filed at the county under Document No. 2009026123

The below The Villages of Berry Creek Owners Association resolutions is filed under Document No. 2013015552:

- Priority of Payments Policy
- Board Meeting Notice Procedure Policy
- Elections Policy and Procedures
- Flag Display Review and Approval Policy
- Payment Plan Guideline Policy
- Rainwater Collection System Review and Approval Policy
- Record Production and Copying Policy
- Record Retention Policy
- Religious Item Display Review and Approval Policy
- Roofing Materials Review and Approval Policy
- Solar Energy Device Review and Approval Policy

The Villages of Berry Creek Owners Association Billing Policy and Payment Plan Guidelines are filed under Document No. 2019101349.

The Villages of Berry Creek Owners Association Violation Enforcement and Fine Resolution are filed under Document No. 2019117948.

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.

The Villages of Berry Creek Owners Association

By: 
Sally Smith (of Spectrum Association Management), Managing Agent

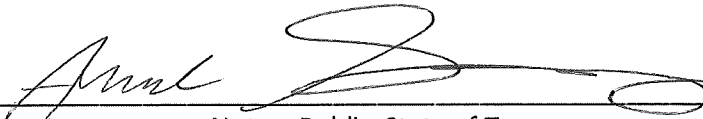
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 20

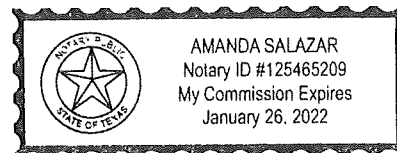
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of The Villages of Berry Creek Owners 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 2021163400

PMC Fee: \$38.00
10/26/2021 12:02 PM DLAM




Nancy E. Rister, County Clerk
Williamson County, Texas