



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 22, 2021 02:55 PM Fee: \$34.00

2021235842

Electronically Recorded

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
STEEDS CROSSING OWNERS 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: Steeds Crossing
2. Subdivision Location: Travis County
3. Name of Homeowners Association: Steeds Crossing Owners Association, Inc.
4. Recording Data for Association: Plat is filed at the County under Volume 11971, Page 261
 Plat is filed at the County under Volume 10904, Page 279
 Plat is filed at the County under Volume 88, Page 99
5. Recording Data for Declaration and any amendments: Amendment and Restatement of
 Covenants, Conditions and Restrictions are filed under Document No. 93074905

First Amendment to Amendment and Restatement of Covenants, Conditions and Restrictions
are filed under Document No. 93106068

Amendment to Bylaws are filed under Document No. 2002050399

Bylaws are filed under Document No. 2013032762

Amendment of Bylaws are filed under Document No. 2017167231

Notice of Filing of Dedicatory Instruments are filed under Document No. 2000037210

- Property Description
- Articles of Incorporation
- Bylaws

Notice of Dedicatory Instruments are filed under Document No. 2013032762

- Collections Policy
- Payment Plans Guidelines
- Records Production Policy
- Records Retention Policy

- Resale Certificate Policy
- Enforcement Policy
- Rules Relating to Certain Installations
- Bylaws

Notice of Transfer Fee is filed under Document No. 2013032761

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

Resolutions of the Board of Directors pertaining to Adopting Rules is filed under Document No. 2002155934

Resolutions of the Board of Directors pertaining to Pro-rated Assessments is filed under Document No. 2002233366

Steeds Crossing Owners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 2020010731.

Steeds Crossing Owners Association, Inc. Violation and Fine Enforcement Resolution is filed under Document No. 2020034695.

Steeds Crossing Owners Association, Inc. Pool Rules are filed under Document No. 2021066604.

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.

Steeds Crossing Owners Association, Inc.

By: [Signature]
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 Steeds Crossing Owners 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

