

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
**PH 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 Collin §

1. Name of Subdivision: Preston Hollow

2. Subdivision Location: Collin

3. Name of Homeowners Association: PH Homeowners' Association, Inc.

4. Recording Data for Association:

Plat Map is recorded under Document No. 19980825000936190  
Plat of additional land is recorded under Document No. 19000101000985580  
Plat of additional land is recorded under Document No. 19910417000200920  
Replat is recorded under Document No. 19000101000957840  
Additional replat recorded under Document No. 19000101333003267  
Final Plat recorded under Document No. 19000101000951280

5. Recording Data for Declaration and any amendments:

DCCR's is recorded under Document No. 19980828000952390  
1<sup>st</sup> Amendment to the DCCR's is recorded under Document No. 20111215001355640  
2<sup>nd</sup> Amendment to the DCCR's is recorded under Document No. 20200317000382450

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

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 (for Builder sells only) = \$120.00
  - Rush for Statement of Account (for Builder sells only):
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account (for Builder sells 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 17<sup>th</sup> day of August, 2023.

PH Homeowners' Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

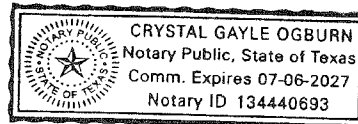
County of Bexar §

This instrument was acknowledged and signed before me on this 17<sup>th</sup> day of August, 2023 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of PH 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



**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000098576

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 28, 2023 11:22 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2023000098576  
Receipt Number: 20230828000258  
Recorded Date/Time: August 28, 2023 11:22 AM  
User: Amanda J  
Station: Station 6

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

