

PROPERTY OWNERS ASSOCIATION 6th AMENDED MANAGEMENT CERTIFICATE FOR
CORAL SPRINGS (SAN ANTONIO) 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 Bexar§

1. Name of Subdivision: Coral Springs
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Coral Springs (San Antonio) Homeowners Association, Inc.
4. Recording Data for Association: Plat filed at Bexar County under Doc# 20010070224
Vol. 9560, pg 178.
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions filed on 7/20/2004 under Doc# 20040164472, Vol. 10867, pg. 0888.

The Bylaws are filed at Bexar County under Doc# 20040250558, Vol. 11053, pg. 847.

Articles of Incorporation were filed on 7/1/2004 with the Secretary of State of Texas and filed at Bexar County under Doc# 20040250558, Vol. 11053, pg 847.

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

Resolutions/Policies: All policies are filed under Book 15249, Pg 58
Administrative Resolution 2005001
Collection Policy signed 8/30/2005

Administrative Resolution 2009001
Collection Policy signed 1/13/2009

Administrative Resolution No. 2005002
Violation Policy signed 8/30/2005.

Administrative Resolution No. 04201107
Forced Maintenance of Lots signed 4/11/11

Resolution Regarding Election and Term of
Office for Board of Directors signed 11/15/2011

Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Collection Policy & Procedures
Architectural Guidelines

Forced Maintenance of Lots Administrative Resolution #04201107

Guidelines:

All guidelines are filed under Book 15249. Pg 58

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

All below policies are filed under Doc No. 20140014127:

Collection Policy, Violation Policy, Fine Policy, Records Retention Policy, Records Inspection Policy, Payment Plan Policy, Email Registration Policy, Membership Voting Policy, Drought Resistant Landscaping and Natural Turf Guidelines, Conflict of Interest Policy, Flag Display Guidelines, Religious Items Display Guidelines, Solar Energy Device Guidelines, Roofing Material Guidelines, Rainwater Collection Guidelines, Application of Payments Policy.

Coral Springs (San Antonio) Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20180206311.

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
- Capitalization Fee = 0.30% of Sale Amount (0.15% from Seller & 0.15% from Buyer)

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 27 day of October, 2021.

Coral Springs (San Antonio) Homeowners Association, Inc.

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

State of Texas §

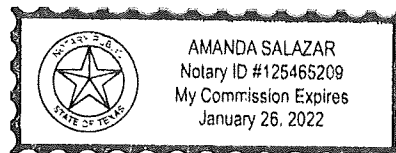
County of Bexar §

This instrument was acknowledged and signed before me on 27th
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Coral Springs (San Antonio) Homeowners Association, Inc., on
behalf of said association.


Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/28/2021 8:38 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk