

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR
STILLWATER CANYON 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 Dallas §

1. Name of Subdivision: Stillwater Canyon
2. Subdivision Location: Dallas County
3. Name of Homeowners Association: Stillwater Canyon Homeowners Association, Inc.
4. Recording Data for Association: Plat maps for Stillwater Canyon Homeowners Association, Inc. are listed below
 - Phase 1A is recorded under Document No. 2003191, Page 110
 - Phase 1B is recorded under Document No. 20060060708.
 - Phase 1D is recorded under Document No. 201400291709.
 - Phase V of Silver Creek Crossing are recorded under Volume 2002164, Page 99.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions are filed under Volume: 2003191; Pages 9440-9460.

Declaration of Annexation and Supplemental Declaration No. 1 is filed under Document No. 3230269.

Bylaws of Stillwater Canyon Homeowners Association, Inc. were signed on September 20, 2003.

First Amendment to The Bylaws of Stillwater Canyon Homeowners Association, Inc. are filed under Document No. 20100084756.

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

The below Stillwater Canyon Homeowners Association, Inc. Guidelines, Policies, and Resolutions are filed under Document No. 20210059502

- Billing Policy and Payment Plan Guidelines
- Violation Enforcement Resolution

- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Payment Plan Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution
- Guidelines for Land Use of Adjacent Lots

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 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

Stillwater Canyon Homeowners Association, Inc

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

State of Texas §

County of Bexar §

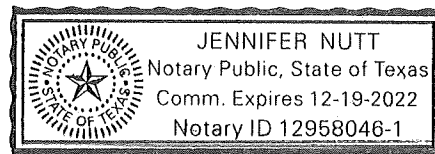
This instrument was acknowledged and signed before me on 27
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Stillwater Canyon Homeowners Association, Inc

on behalf of said association.

Jennifer Nutt
Notary Public, State of Texas

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



**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100324189

eRecording - Real Property

Recorded On: October 28, 2021 11:03 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 202100324189
Receipt Number: 20211028000445
Recorded Date/Time: October 28, 2021 11:03 AM
User: Kevin T
Station: CC18

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**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 Records of Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX