

PROPERTY OWNERS' ASSOCIATION 2<sup>nd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**MORGAN MASTER RESIDENTIAL COMMUNITY, 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: Morgan
2. Subdivision Location: Bexar
3. Name of Homeowners Association: Morgan Master Residential Community, Inc.
4. Recording Data for Association:

**Morgan Meadows Unit 1A is recorded under Document No. 20220047722, 20220047723, 20230045576**

**Morgan Meadows Unit 2A is recorded under Document No. 20220101152, 20220101153,**

**Morgan Meadows Unit 1B is recorded under Document No. 20220047724, 20220047725, &  
20220047726**

**Morgan Meadows Unit 2B is recorded under Document No. 20220255799, 20220255800, &  
20220255801**

**Morgan Meadows Unit 3A is recorded under Document No. 20220255807, 20220255808, 20220255809,  
& 20220255810**

**Morgan Meadows Unit 3B is recorded under Document No. 20220255794, 20220255795, 20220255796**

**Morgan Heights Phase 1A is recorded under Document No. 20220168568, 20220168569, &  
20220168570**

**Morgan Heights Phase 1B is recorded under Document No. 20230064794**

**Morgan Heights Phase 2A is recorded under Document No. 20240172493, 20240172493, 20240172494,  
& 20240172495**

**Plat Phase 1B is recorded under Document No. 202300064792, 20230064793, & 20230064794**

**Plat Map Phases 1A & 1B is recorded under Document No. 20210245078**

5. Recording Data for Declaration and any amendments:

Master Covenant recorded under Document No. 20210245078

Development Area Declaration is recorded under Document No. 20210249412

Community Enhancement Covenant is recorded under Document No. 20210249414

Notice of Applicability Units 1A & 1B is recorded under Document No. 20220057983

Notice of Applicability Units 2A is recorded under Document No. 20220120562

**Notice of Applicability Morgan Heights Phase 1A is recorded under Document No. 20220186190**

**Notice of Applicability Morgan Heights Phase 1B is recorded under Document No. 20230075347**

**Notice of Applicability Morgan Heights Phase 2A is recorded under Document No. 20240188254**

**Notice of Applicability Morgan Meadows Units 2B, 3A, & 3B is recorded under Document No.  
20220259020**

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

Community manual is recorded under Document No. 20210249416

Adoption of Working Capital Assessment is recorded under Document No. 20210249415

**Design Guidelines recorded under Document No. 20210249413**

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
- Community Enhancement Fee (H/O to H/O) = 0.25% of the total sale price of the home paid by the buyer
- Working Capital Fee = \$575.00 (All Sales)

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 15 day of January, 2025.

Morgan Master Residential Community, Inc.

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

State of Texas §

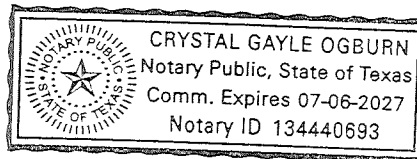
County of Bexar §

This instrument was acknowledged and signed before me on this 15 day of January, 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Morgan Master Residential Community, 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 7823



**File Information**

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

**Document Number:** 20250007659  
**Recorded Date:** January 15, 2025  
**Recorded Time:** 12:59 PM  
**Total Pages:** 4  
**Total Fees:** \$33.00

**\*\* 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: 1/15/2025 12:59 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk