



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Apr 01, 2024 04:23 PM Fee: \$33.00

2024034697

Electronically Recorded

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
CANTERBURY TRAILS 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: Canterbury Trails
2. Subdivision Location: Travis
3. Name of Homeowners Association: Canterbury Trails Owners Association, Inc.
4. Recording Data for Association:

Plat Section 1 recorded under Instrument # 401693
Plat Section 2 recorded under Instrument # 402146
Plat Section 3 is recorded under Instrument # 402092
Plat Section 4 is recorded under Instrument # 402257
Plat Section 5 is recorded under Instrument # 402301
5. Recording Data for Declaration and any amendments:

DCCR's recorded under Instrument No. 5879405
Amended and Restated DCCR's is recorded under Instrument No. 5983659
First Notice of addition of land to the DCCR's is recorded under Instrument No. 5930138
Second Notice of addition of land to the DCCR's is recorded under Instrument No. 5994753
Third Notice of addition of land to the DCCR's is recorded under Instrument No. 6040625
Fourth Notice of addition of land to the DCCR's is recorded under Instrument No. 6061829
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

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 15th day of April, 2024.

Canterbury Trails Owners 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 15th day of April, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Canterbury Trails Owners Association, Inc., on behalf of said association.

Denise J. Mahan
Notary Public, State of Texas

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

