

PROPERTY OWNERS ASSOCIATION 7th AMENDED MANAGEMENT CERTIFICATE FOR
GREEN MEADOWS HOMEOWNER'S 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 Hays §

1. Name of Subdivision: Green Meadows
2. Subdivision Location: Hays County
3. Name of Homeowners Association: Green Meadows Homeowner's Association, Inc.
4. Recording Data for Association: Plat filed under Book 15, pages 299-300 of Plat Records
Volume 3838 page 160 Book 13 pages 113-114 and Book 10
Page 285
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and
Restrictions filed under Volume 2974 Page 261 Document 06022300

Amendment to Covenants, Conditions and Restrictions filed under Volume 3731 page 385
Doc#2009-90023927

First Supplemental Declaration Section 2A filed under Volume 3182, page 869 Document
#70016646

Second Supplemental Declaration Section 2B filed under Volume 3568, page 856 Document
#2009-90000431

Third Supplemental Declaration Section 3A filed under Volume 3666 Page 870 Document #
2009-90014584

Fourth Supplemental Declaration Annexing Section 3B filed under Volume 3838, page 158
6. Other information the Association considered appropriate for the governing, administration or
operation of the subdivision and homeowners' association:

Bylaws of Green Meadows Homeowners Association, Inc. are filed under Document No.
06022301.

Resolutions dated 5/12/2016 listed below are filed under Document Number 2016-1608683:

Assessment Collection Policy
Violation Enforcement and Fining Resolution
Uncurable Violation Enforcement Resolution
Forced Maintenance Resolution
Records Retention Policy
Records Inspection Policy
Membership Voting Policy
E-mail Registration Policy
Religious Item Display 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
Solar Energy Device Guidelines

Green Meadows Homeowner's Association Billing Policy and Payment Plan Guidelines dated 9/13/2017 are filed under Document No. 17032720.

Updated mailing address information is filed under Document No. 19043102.

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

- Community Enhancement Fee (Builder to Homeowner) = \$109.06

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 4th day of January, 2024.

Green Meadows Homeowner's 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 4,
January, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Green Meadows Homeowner's 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

