



PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
AMENDED FOR KRAMER FARM 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 Guadalupe §

1. Name of Subdivision: Kramer Farm
2. Subdivision Location: Schertz, TX
3. Name of Homeowners Association: Kramer Farm Homeowners Association, Inc.
4. Recording Data for Association: Plats are filed as:
Volume 1712, page 623 08001147;
Book Volume 7, pages 438-440 and 126-129 and 632
5. Recording Data for Declaration and any amendments:
Declaration Unit 1 filed under Volume 2324, page 0901;
Supplemental Declaration Annex Unit 2 Volume 2620, page 757
Annex Declaration Unit 2 Volume 2593, page 842
Supplemental Declaration Units 3A and 3B Volume 2893, page 890
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws filed under Volume 1643, page 273
Amended Bylaws filed under Volume 3135, page 0106
1st Amended Bylaws filed under Volume 3193, page 842

Certificate of Formation filed with the Secretary of State of Texas on 10.5.2006.

Articles of Incorporation filed under Volume 2371, page 0887 is attached to this Certificate.

Unanimous Written Consent In Lieu Of A Special Meeting of the Board of Directors Adopting
The Following:

Amendment to the Bylaws

Payment Plan Policy

Records Production and Copying Policy

Document Retention Policy
Guidelines for Display of Flags
Guidelines for display of Certain Religious Items
Guidelines for Solar Energy Devices
Guidelines for Rain Barrels and Rainwater Harvesting Systems
Assessment Collections Policy
Enforcement of Maintenance Obligations Policy

Notice of Filing of Architectural Control Committee Design Standards filed under Volume 4163, Page 0681 is attached to this Certificate.

The following are filed with the county under Document Number 2016003477:
Electronic and Telephonic Action Policy; Payment Plan Policy; Solar Energy Device Guidelines

Collection Policy dated 3/30/2015 is filed under Document No. 2016020718.

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
- Capital Improvement Fee - \$150.00 (charged to each 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 1st day of November, 2021.

Kramer Farm Homeowners Association, Inc.

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

State of Texas §

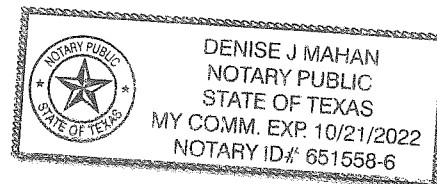
County of Bexar §

This instrument was acknowledged and signed before me on 1st
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Kramer Farm Homeowners 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



202199040470
I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
11/24/2021 02:07:03 PM PAGES: 3 TIFFANY
TERESA KIEL, COUNTY CLERK



Teresa Kiel