

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
SOUTHWINDS RESIDENTIAL 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 Chambers §

1. Name of Subdivision: Southwinds
2. Subdivision Location: Chambers
3. Name of Homeowners Association: Southwinds Residential Association, Inc.
4. Recording Data for Association:

Plat Section 1 is recorded under Document No. 2019-138689

Plat Section 2 is recorded under Document No. 2020-154170 & 2020-157693

Plat Section 3 is recorded under Document No. 2021-175483

Plat Section 4 is recorded under Document No. 2022-189145

Plat Section 5 is recorded under Exhibit A of Document No. 2023-196632

5. Recording Data for Declaration and any amendments:

DCCR's recorded under Document No. 2018-138404

First Amendment to DCCR's recorded under Document No. 2019-139170

Second Amendment to DCCR's recorded under Document No. 2019-139969

Declaration of Annexation Section 2 is recorded under Document No. 2020 – 154399

Declaration of Annexation Section 3 is recorded under Document No. 2021-175673

Declaration of Annexation Section 4 Final Plat recorded under Document No. 2023-189389

Declaration of Annexation Section 5 is recorded under Document No. 2023-196632

Bylaws are recorded under Document No. 2019-138841

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
- Capitalization Fee = \$725.00 (Builder to Homeowner & Homeowner to Homeowner)

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 December, 2025.

Southwinds Residential Association, Inc.

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

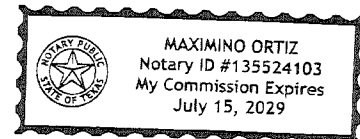
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on this 1st day of December, 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Southwinds Residential Association, Inc., on behalf of said association.

Max Ortiz
Notary Public, State of Texas



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

FILED FOR RECORD IN:
Chambers
On: 12/02/2025 08:08 AM
Doc Number: 2025-219982
Number of Pages: 4
Amount: \$33.00
Order#: 20251202000007
By: NM
Heather H. Hawthorne

