

PROPERTY OWNERS' ASSOCIATION 2ND AMENDED MANAGEMENT CERTIFICATE FOR

WINDMILL 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 Bexar §

1. Name of Subdivision: Windmill
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Windmill Homeowners Association, Inc.
4. Recording Data for Association: Plat Maps for Southton Lake Subdivision are recorded in Volume 20001, Pages 2404-2403 under Document Nos. 20200192027-20200192030.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Windmill is filed under Document No. 20200214235.

Windmill Homeowners Association, Inc. Bylaws are filed under Document No. 20200214236.

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

Resolution of the Board of Directors of Windmill Homeowners Association, Inc. is filed under Document No. 20200215751.

The below Windmill Homeowners Association, Inc. Resolutions, Policies, and Guidelines are filed under Document No. 20200251574

- Billing Policy and Payment Plan Guidelines
- Electronic and Telephonic Action Policy
- Payment Plan Policy
- Standby Electric Generators Guidelines
- Solar Energy Device Guidelines
- Uncurable Violation Enforcement Resolution

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**
- **Working Capital Fee - \$500.00**

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 29th day of October, 2021.

Windmill Homeowners Association, Inc.

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

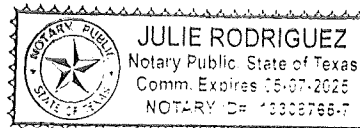
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 29
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Windmill Homeowners 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

File Information

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

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**** 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: 11/4/2021 2:43 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk