

PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR
HALLIE HEIGHTS 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: Hallie Heights HOA
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Hallie Heights Homeowners Association, Inc.
4. Recording Data for Association: The Plat of the Subdivision was approved by the City of San Antonio and filed of record on December 12, 2003 in Volume 138, Page 9559, Plat Records of Bexar County, Texas. Other Plat information is listed below:

Plat Information: Volume 9559, Page 138 20030320346
 Volume 9568, Page 101 20050298748
 Volume 9572, Page 86 20060224791
 Volume 9566, Page 55 20050159679

5. Recording Data for Declaration and any amendments:
Declaration of Covenants, Conditions and Restrictions: Volume 10525, Page 2277 Document Number 2004001036
Declaration of Covenants Phase 2A- Volume 12377, Page 1138 Document Number 20060217388
Declaration of Covenants, Phase 2B – Volume 11978, Page 812 Document Number 20060050862
Declaration of Covenants, Phase 3 – Volume 12404, Page 437 Document Number 20060229090
Document Inspection and Copy Policy: Book 16396, Page 273 Document Number 20130218455
Flag Display Policy: Book 16396, Page 278 Document Number 20130218456
Solar Panel Devices Policy: Book 16396, Page 280 Document Number 20130218457
Religious Item Display Policy: Book 16396, Page 282 Document Number 20130218458
Records Retention Policy: Book 16482, Page 1688 Document Number 20130256975
Payment Plan Policy: Book 16482, Page 1690 Document Number 20130256976
Notice of Filing of Dedicatory Instruments including Bylaws and Articles of Incorporation are filed under Document number 20060003139.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The following resolutions dated 12/28/2016 are filed under Document No. 20160256312

- Records Retention Policy
- Records Inspection Policy

- Payment Plan Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscape and Natural Turf Guidelines
- Assessment Collection Policy
- Assessment Collection Schedule
- Violation Enforcement Resolution
- Violation Schedule
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Payment Plan Policy
- Standby Electric Generators Guidelines
- Incurable Violation Enforcement Resolution

Hallie Heights Homeowners Association, Inc. Violation Enforcement Resolution are filed under Document No. 20180220704.

Hallie Heights Homeowners Association, Inc. Billing Policy and Payment Guidelines is filed under Document No. 20190154433.

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
- Transfer Fee - \$200.00 (\$100 Seller & \$100 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 29th day of October, 2021.

Hallie Heights Homeowners Association, Inc.

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

State of Texas §

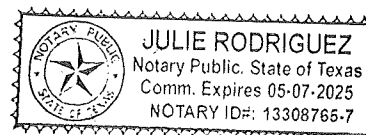
County of Bexar §

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

Management, the Managing Agent of Hallie Heights 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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Recorded Date: November 04, 2021
Recorded Time: 12:05 PM
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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 12:05 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk