


MARY LOUISE NICHOLSON
COUNTY CLERK

PROPERTY OWNERS ASSOCIATION 8TH AMENDED MANAGEMENT CERTIFICATE FOR
TERRACE LANDING OWNERS ASSOCIATION

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 Tarrant §

1. Name of Subdivision: Terrace Landing
2. Subdivision Location: Tarrant County
3. Name of Homeowners Association: Terrace Landing Owners Association
4. Recording Data for Association: A phased planned residential development in the City of Fort Worth, Texas, the plat of the initial phase having been recorded of May 17, 2007, as Document No. D207171639, in Cabinet A, Page 11935, Plat Records, Tarrant County, Texas. Amended Plats recorded on November 7, 2007, as Document No. D207393129, in Cabinet A, Slide 12275, and on January 22, 2010, as Document No. D210015213.

Final Plat, Terrace Landing, Phase 2A, recorded on March 25, 2011, as Document No. D211070394.

Final Plat, Terrace Landing, Lots 11-25, Block N, Lots 14-29, Block O, recorded on November 30, 2012, as Document No. D212292931, Real Property Records, Tarrant County.

5. Recording Data for Declaration: Terrace Landing is subject to the Declaration of Covenants, Conditions & Restrictions for Terrace Landing, recorded on July 6, 2007, as Document No. D207235990, Real Property Records, Tarrant County, Texas, as amended and supplemented from time to time, such as (without limitation) the instruments recorded on September 27, 2011, as Document No. 211233793 and 211233794, and on January 18, 2013 as Document No. 213015856

Bylaws recorded under Document No. D207235991

First Amendment to Bylaws are recorded under Document No. D224139406

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

Billing Policy and Payment Plan Guidelines dated 9/28/2016 is filed under D216233636.

The following resolutions, guidelines and policies are filed under Document No. D218126423: Billing Policy and Payment Plan Guidelines dated 5/31/2018, Violation Enforcement Resolution and schedule

Update Mailing Address and Contact Information filed under Document No. D218208848

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
- **One-time Contribution to Reserve Funds (Homeowner to Homeowner) = \$150.00**
- **One-time Contribution to Operating Fund (Homeowner to Homeowner) = \$150.00**

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 12th day of August, 2024.

Terrace Landing Owners Association

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 12th,
August, 2024 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of Terrace Landing Owners Association, 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

