

PROPERTY OWNERS ASSOCIATION 6th AMENDED MANAGEMENT CERTIFICATE FOR
SAN ANTONIO LIBERTY VILLAGE 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: Liberty Village
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: San Antonio Liberty Village Homeowners Association, Inc.
4. Recording Data for Association: Plat is filed at Bexar County under Volume 9569, Pgs 125-129
5. Recording Data for Declaration and any amendments:
Declaration of Covenants, Conditions and Restrictions filed under Book 12382, Pg 1491, Doc No. 20060219628

Use Restrictions filed under Book 12382, Pg. 1503, Doc# 20060219629.

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

Bylaws are filed under Volume 13677, Pg. 1913 Doc# 20080200751 at Bexar County.

Articles of Incorporation & Certificate of Filing are filed with the Secretary of State of Texas on 9/20/2006 and are attached to the Certificate filed under Book 15261, Page 1164.

Collection Policy Administrative Resolution NO. 20012001 is filed under Doc No. 20130107542

The below policies are filed under Book 15261, Page 1164:

Collection Policy signed 11/24/2008

Administrative Resolution No. 2008002

Administrative Resolution No. 2008002

Violation Policy signed 11/24/2008

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy
Membership Voting Policy
Collection Policy
Violation Policy
Architectural Guidelines for:
Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

San Antonio Liberty Village Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20180243881.

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**
- **Work Cap Fee = \$452.00 BLDR – 1st Buyer only) *Collect Full Year Assess at 1st Closing***
- **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**

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 11th day of November, 2021.

San Antonio Liberty Village Homeowners Association, Inc.

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

State of Texas §

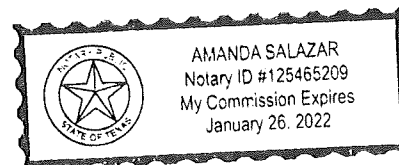
County of Bexar §

This instrument was acknowledged and signed before me on 11th
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of San Antonio Liberty Village Homeowners Association, Inc., on behalf of said association.

Amanda Salazar
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: 11/12/2021 10:18 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk