

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR

TWO CREEKS RECREATION CLUB, 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: Two Creeks Recreation Club
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Two Creeks Recreation Club, Inc.
4. Recording Data for Association: See Below:
5. Recording Data for Declaration: See Below:

TWO CREEKS RECREATION CLUB, INC., a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of Two Creeks Recreation Club, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
08/22/2005	Master DCCER	20060270647
01/12/2006	The Crossing At Two Creeks DCCER Unit 1	20080008980
02/24/2006	The Bluffs At Two Creeks Certificate of Annexation and Supplemental DCCER Unit 2	20080041589
12/21/2006	The Crossing At Two Creeks Certificate of Annexation and Supplemental DCCER Unit 3	20060310016
04/15/2007	The Bluffs At Two Creeks Certificate of Annexation and Supplemental DCCER Unit 4	20070098944
07/02/2007	Two Creeks Recreation Club, Inc. DCCER	20070152499
09/07/2007	Two Creeks Recreation Club, Inc. <i>Certificate of Formation and Bylaws</i>	20070213558
07/25/2008	The Park At Two Creeks HOA DCCER - Units 6, 7 and 9.	20080160405
06/15/2009	The Crossing At Two Creeks 1 st Amendment to DCCER Units 1,	20090109917
08/05/2011	The Park At Two Creeks Certificate of Annexation and Supplemental DCCER Unit 10	20110102967
12/09/2011	Two Creeks Recreation Club, Inc. Document Retention, Access, Production and Copying Policy	20110218418
12/09/2011	Two Creeks Recreation Club, Inc. Collection Policy and Payment Plan Guidelines	20110218413
02/03/2012	The Bluffs At Two Creeks Certificate of Annexation and Supplemental DCCER Unit 6A	20120020237
02/15/2013	The Bluffs At Two Creeks Certificate of Annexation and Supplemental DCCER Unit 6B	20130030964

The following resolutions dated 11/30/2016 are filed under Document No. 20170011047

- Conflict of Interest Policy
- Schedule of Billing Procedures
- Assessment Collection Policy
- Application of Payments Policy
- Records Retention Policy
- Records Inspection Policy
- Payment Plan Policy
- Membership Voting Policy
- E-mail Registration Policy
- Electronic and Telephonic Action Policy

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's 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 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 27 day of October, 2021.

Two Creeks Recreation Club, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

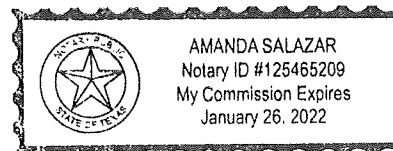
County of Bexar §

This instrument was acknowledged and signed before me on 27th
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Two Creeks Recreation Club, 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**

Document Number: 20210307596
Recorded Date: November 03, 2021
Recorded Time: 8:34 AM
Total Pages: 4
Total Fees: \$34.00

**** 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: 11/3/2021 8:34 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk