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CA

202199040471



PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
GATEWOOD OWNERS 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 Guadalupe §

1. Name of Subdivision: Gatewood
2. Subdivision Location: Guadalupe County
3. Name of Homeowners Association: Gatewood Owners Association, Inc.
4. Recording Data for Association: Plat(s) recorded Volume 6 Page 787 in the Deed and Plat Records of Guadalupe County, Texas
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Gatewood Subdivision, Unit 1, Volume 2152, Page 0254 (Document #08998), in the Official Public Records of Guadalupe County, Texas.

Affidavit in Compliance with Section 202.006 of the Texas Property Code (Articles of Incorporation, Bylaws), recorded in Volume 2161 Page 0111 recorded in the Official Public Records of Guadalupe County, Texas

Affidavit in Compliance with Section 202.006 of the Texas Property Code (Involuntary Maintenance Policy), recorded in Volume 4047 Page 0765 recorded in the Official Public Records of Guadalupe County, Texas.

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

Resolution of the Board of Directors of Gatewood Owners Association, Inc. regarding Payment Plan Guidelines; and, Resolution of the Board of Directors of Gatewood Owners Association, inc. regarding Records Retention Policy and Records Production and Copying Policy. Volume 4047 Page 0771 of the Official Public Records of Guadalupe County, Texas. Document number 004541.

Gatewood Owners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 2017022631

Gatewood Owners Association, Inc. Violation Enforcement Resolution is filed under Document No. 201899028438.

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 1st day of November, 2021.

Gatewood Owners Association, Inc.

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

State of Texas §

County of Bexar §

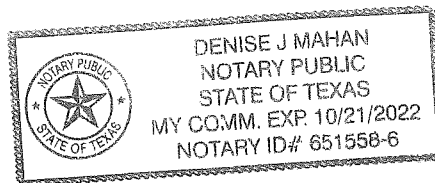
This instrument was acknowledged and signed before me on 1st

November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Gatewood Owners Association, Inc., on behalf of said association.

Denise J Mahan
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



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I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
11/24/2021 02:15:12 PM PAGES: 3 TIFFANY
TERESA KIEL, COUNTY CLERK



Teresa Kiel