

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
THE OAKS OF VISTA DEL NORTE SUBDIVISION 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: The Oaks of Vista Del Norte Subdivision
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: The Oaks of Vista Del Norte Subdivision Homeowners Association, Inc.
4. Recording Data for Association: Document #2463797 filed 6/24/1993 at Bexar Co. Document #970084924 Vol 9537 filed 6/23/1997 at Bexar County.
5. Recording Data for Declaration: Covenants and Conditions filed on 7/15/1993 at Bexar County, Document #2477695, Vol 5723; Declaration of Restrictive Covenants filed on 7/11/1993 at Bexar Co, document #2477696, Vol 5723; Annexation Amendment to the Declaration of Covenants and Conditions filed on 7/10/1997 at Bexar Co, document #970096214, Vol 7139; Amendment to the Declaration of Covenants and Conditions filed at Bexar Co. on 9/9/2003, Document #2515425 Vol 5788; Declaration of Restrictive Covenants Unit 2 filed on 6/24/1997 at Bexar Co. document #970084919, Vol 7121. Articles of Incorporation are filed under Document #20140097280. Bylaws are filed under Document #20140097280.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The Oaks of Vista Del Norte Subdivision Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines dated 5/9/2017 are filed under Document No. 20170089475
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.

The Oaks of Vista Del Norte Subdivision Homeowners Association, Inc.

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

State of Texas §

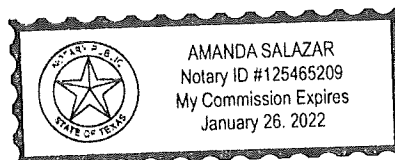
County of Bexar §

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

Management, the Managing Agent of The Oaks of Vista Del Norte Subdivision 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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**** 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: 10/29/2021 8:51 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk