

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
TEXAS RESEARCH PARK 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: Texas Research Park
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Texas Research Park Homeowners Association, Inc.
4. Recording Data for Association: Texas Research Park, that certain real property described on Exhibit "A" that was filed at the county and attached to Document No. 20160035733.
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Texas Research Park is filed at the county under Document No. 20160035733

Texas Research Park Notice of Reduction of Assessment is filed at the county under Document No. 20160035833

Texas Research Park Assignment of Declarant's Rights is filed at the county Document No. 20160053717.

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

Certificate of Formation of Texas Research Park Homeowners Association, Inc. is filed in the Office of the Secretary of State of Texas on January 31, 2017

Bylaws of Texas Research Park Homeowners Association, Inc. is filed and attached to Document No. 20170033492

Texas Research Park Design Guidelines is filed at the county under Document No. 20160035832

Texas Research Park Community Manual is filed at the county under Document No. 20170033492

The following resolutions, policies, and guidelines are filed under Document No. 20180016042:
Billing Policy and Payment Plan Guidelines, Records Retention Policy, Records Inspection Policy
Membership Voting Policy, E-mail Registration Policy, Religious Item Display Guidelines
Solar Energy Device Guidelines, Roofing Material Guidelines, Rainwater Collection Devices
Guidelines, Flag Display Guidelines, Drought-Resistant Landscaping and Natural Turf Guidelines
Violation Enforcement Resolution, Application of Payments Policy, Conflict of Interest Policy
Electronic and Telephonic Action Policy, Standby Electric Generators Guidelines

Texas Research Park Homeowners Association, Inc. Pool Rules and Guidelines are filed under Document No. 20190199608.

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
- Community Enhancement Fee - \$250.00 (BLD-HO & HO-HO)

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 27th day of October, 2021.

Texas Research Park Homeowners Association, Inc.

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

State of Texas §

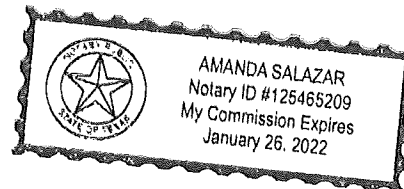
County of Bexar §

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

Management, the Managing Agent of Texas Research Park Homeowners Association, Inc., on behalf of said association.


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: 20210302559
Recorded Date: October 29, 2021
Recorded Time: 8:49 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: 10/29/2021 8:49 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk