


MARY LOUISE NICHOLSON
COUNTY CLERK

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR

THE HOMEOWNERS ASSOCIATION OF INNISBROOK PLACE, 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 Tarrant §

1. Name of Subdivision: Innisbrook Place
2. Subdivision Location: Tarrant County
3. Name of Homeowners Association: The Homeowners Association of Innisbrook Place, Inc.
4. Recording Data for Association: Plat Maps for Innisbrook Place are listed below:
 - Phase 1 is recorded under Document No. D2040611226, Cabinet A, Slide 9019.
 - Phase 2 is recorded under Document no. 216182005.
 - Lots 25 thru 70, Block 2, Lots 26 thru 51 & 51X, Block 6, Lots 1 thru 16, Block 8, Lots 1 thru 19, Block 9, and Lots 1, 1X, 2, Block 12 are recorded under Document No. D217070872.
 - Phase 3 is recorded under Document No. D219070128.
 - Final Plat is recorded under Document No. D217175898.
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions & Restrictions for Innisbrook Place, Phase I are filed under Document No. D204068581.

First Amendment to the Declaration of Covenants, Conditions & Restrictions for Innisbrook Place, Phase I is filed under Document No. D206107584.

Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Innisbrook Place Phase 2 is filed under Document No. D216182005.

Second Supplemental Declaration to Declaration of covenants, Conditions and Restrictions for Innisbrook Place Phase 3 is filed under Document No. D219097717.

Bylaws of The Homeowners Association of Innisbrook Place, Inc. were signed on the 12th day of April 2004.

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
 - 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 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 Homeowners Association of Innisbrook Place, 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 27
October, 2021 by Shelby Schilleci, representative of Spectrum

Association Management, the Managing Agent for The Homeowners Association of Innisbrook Place,
Inc., on behalf of said association.

Jennifer Nutt
Notary Public, State of Texas

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

