

PROPERTY OWNERS' ASSOCIATION 6<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**VISTAS OF ENCINO PARK HOMEOWNERS ASSOCIATION**

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:               Vistas of Encino Park
2.     Subdivision Location:            San Antonio, Texas
3.     Name of Homeowners Association:   Vistas of Encino Park Homeowners Association
4.     Recording Data for Association: All plats are filed at Bexar County:  
  Volume 9536, pg. 153  
  Volume 9530, pg. 156
5.     Recording Data for Declaration: Declaration for Unit 1 and Provisions for Vistas of Encino  
  Park Homeowners Association is filed under Volume 7027,  
  Page 1745.  
  
  Declaration for Unit 2 and Annexation to Vistas of Encino  
  Park is filed under Volume 7027, page 1745.  
  
  First Amendment Declaration for Unit 1 filed under Document  
  No. 95-0023875
6.     Bylaws and Articles of Incorporation: the Bylaws and Articles of Incorporation are filed as  
  Dedicatory Instruments in Volume 8263, page 1747. 1<sup>st</sup> Amendment to the Bylaws are filed  
  under Book 15744, page 221.
7.     Other information the Association considered appropriate for the governing, administration or  
  operation of the subdivision and homeowners association:  
  
  Records Retention Policy is filed under Book 15374, pg. 415  
  Records Production and Copying Policy is filed under Book 15374, pg. 419  
  Payment Plan Guidelines are filed under Book 5374, pg. 413  
  Guidelines for Solar Energy are filed under Book 15374, pg. 428.  
  Guidelines for Rainwater Recovery Systems are filed under Book 15374, pg. 425.

Guidelines for the Display of Flags are filed under Book 15374, pg. 422

Guidelines for Display of Certain Religious Items are filed under Book 15374, pg. 417

Resolutions dated 3/2/2016 are filed under 20160113244:

Electronic and Telephonic Action Policy

Payment Plan Policy

Standby Electric Generator Guidelines

Solar Energy Device Guidelines

Uncurable Violation Enforcement Resolution

Billing Policy and Payment Plan Guidelines are filed under Document No. 20180045992

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](http://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 29<sup>th</sup> day of October, 2021.

Vistas of Encino Park Homeowners Association

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

State of Texas §

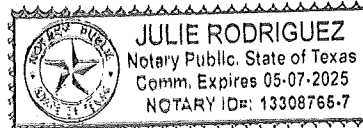
County of Bexar §

This instrument was acknowledged and signed before me on 29  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Vistas of Encino Park Homeowners Association, 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:** 20210309235  
**Recorded Date:** November 04, 2021  
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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: 11/4/2021 10:51 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk