

PROPERTY OWNERS' ASSOCIATION 12th AMENDED MANAGEMENT CERTIFICATE FOR
THE POINT AT BULVERDE VILLAGE 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: Bulverde Village
2. Subdivision Location: Bulverde Road
3. Name of Homeowners Association: The Point at Bulverde Village Homeowners
 Association, Inc.
4. Recording Data for Association: Vol. 9566, pg 142-145
 Vol. 9565, pg. 33-39
 Vol. 9567, pg 80, 82, 83, 84-87
 Vol. 9573, pg 186-189

5. Recording Data for Declaration:
 Declaration of Covenants, Conditions and Restrictions Vol. 11349, pg 746.

Correction to Declaration of CC&Rs File #20060247581 on 10/11/2006.

Master Declaration of CC&R File #20050066461 filed 3/3/02005.

Annexation Declaration Unit PW2 File #20060163644 filed 7/12/2006.

Duplicate Original with Corrections of the Annexation Declaration Unit PW-2 Book 12259, Pg 672, Doc# 20060168503.

Supplemental Declaration to Master File #20080228534 filed 10/21/2008.

Annexation Declaration for Bulverde Village PW-3 File #20070071206 Vol. 12773, Pg. 1259, Filed 3/28/2007

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association: Bylaws, Certificate & Articles of Incorporation: Filed with Doc. 20100072853-1

Pool Rules: Pool rules are filed with and attached to the Certificate filed under Doc # 20110137537, Volume 15077, pg. 432 at Bexar County.

Administrative Resolutions:

Resolution 2007503 Basketball Goal Policy is filed under Doc # 20110137537, Volume 15077, pg. 432

Resolution 2010407 Forced Mow Policy is filed under Doc # 20110137537, Volume 15077, pg. 32

Resolution 2010225 Violation Policy is filed under Doc # 20110137537, Volume 15077, pg. 432

Resolution 2010225 Collection Policy is filed under Doc # 20110137537, Volume 15077, pg. 432

Resolutions/Policies:

All policies are filed under Doc. 20110216079, Book 15252, pg 2479 on 12/6/2011.

- Collection Policy and Resolution Schedule effective 1/1/2012

- Record Retention Policy

- Records Inspection Policy

- Payment Plan Policy

- Email Registration Policy

- Membership Voting Policy

- Association Pool Rules.

Guidelines:

All guidelines are filed under Doc. 20110216079, Book 15252, pg 2479 on 12/6/2011.

- Architectural Guidelines for:

- Solar Panels, Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Architectural Control Advisory Committee signed 11/29/11 is filed under Doc. 20110216079, Book 15252, pg 2479 on 12/6/2011.

Resolutions/Policies signed September 1, 2013: are filed under Book 16330, page 1815

- Records Retention Policy

- Records Inspection Policy

- Payment Plan Policy

- Membership Voting Policy

- Email Registration Policy

- Religious Display Guidelines

- Solar Energy Device Guidelines

- Roofing Material Guidelines

- Rainwater Collection Devices Guidelines

- Flag Display Guidelines

- Drought-Resistant Landscaping and Natural Turf Guidelines

- Assessment Collection Policy with Schedule

- Violation Enforcement Policy with Schedule

- Application of Payment Policy

- Conflict of Interest Policy

Basketball Goal Policy Administrative Resolution #2007504 and the Forced Maintenance Policy Administrative Resolution #2007505 are filed under Document Number 20140007542.

Resolution of the Board of Directors for the Bulverde Village Homeowners Association, Inc. (dba The Point at Bulverde Village) Amended Basketball Goal Policy dated 6/1/2017 is filed under Document No. 20170186406.

Bulverde Village Homeowners Association Billing Policy and Payment Plan Guidelines are filed under Document No. 20200301751

Special Warranty Deed: Filed with Doc. 20100072853-1.

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
- Capital Improvement Fee - \$100.00

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 Point at Bulverde Village Homeowners Association, Inc.

BY: [Signature]
Shelby Welch (of Spectrum Association Management, LP) Managing Agent

State of Texas §

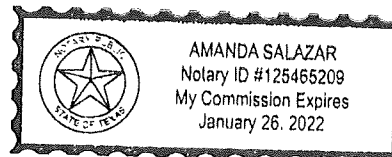
County of Bexar §

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

Management, the Managing Agent of Bulverde Village 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**

Document Number: 20210301356
Recorded Date: October 28, 2021
Recorded Time: 9:46 AM
Total Pages: 5
Total Fees: \$38.00

**** 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: 10/28/2021 9:46 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk