

PROPERTY OWNERS ASSOCIATION 2<sup>ND</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**TEMPLE DEERFIELD 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 Bell           §

1.     Name of Subdivision:           Deerfield Estates
2.     Subdivision Location:        Bell County
3.     Name of Homeowners Association: Temple Deerfield Homeowners' Association, Inc.
4.     Recording Data for Association: See below
5.     Recording Data for Declaration: See below

Deerfield Estates, Phase I: Subdivision Plat is filed in Cabinet C, Slide 126A. Dedication is filed in Volume 3744, Page 5. Restrictive Covenants filed under Volume 3808, Page 594. Declaration filed under Volume 4023, Page 669.

Deerfield Estates, Phase III: Dedication is filed in Volume 4613, Page 138. Restrictive Covenants are filed in Volume 4561, Page 1. Declaration is filed in Volume 4023, Page 669. Ratification of Dedication filed in Volume 4613, Page 138.

Deerfield Estates, Phase IV: Subdivision Plat is filed in Cabinet C, Slide 394C. Dedication is filed in Volume 5501, Page 826. Restrictive Covenants filed under Volume 5501, Page 826. Amendment and Modification to the Plat if filed in Volume 5775, Page 185. Declaration filed under Volume 4023, Page 669.

Governing Documents are filed under Document No. 2013-21307 including Bylaws and Articles of Incorporation.

Declaration of Covenants, Conditions and Restrictions for Temple Deerfield Homeowners Association, Inc. recorded in Volume 3975, Page 99 of the Real Property Records of Bell County, Texas, corrected by that certain Correction Declaration of Covenants, Conditions and Restrictions for Temple Deerfield Homeowners Association, recorded in Volume 4023, Page 669 of the Real Property Records of Bell County, Texas.

Warranty Deed filed under Volume 3975 Pages 95-97

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

Temple Deerfield Homeowners' Association, Inc. Policy Manual filed under Document No. 2013-21308 pertaining to: Solar Energy Device Policy and Energy Efficient Roofing Policy, Rainwater Harvesting System Policy, Flag Display and Flagpole Installation Policy, Display of Certain Religious Items Policy, Fine and Enforcement Policy, Hearing Before the Board Policy, Assessment and Collection Policy, Records Inspection, Copying and Retention Policy, Copying Charges Policy, Statutory Notice of Posting and Recordation of Association Governing Documents, Statutory Notice of Conduct of Board Meeting, Statutory Notice of Annual Meeting, Elections and Voting.

Temple Deerfield Homeowners' Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Documents No. 2019-17379

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.

Temple Deerfield Homeowners' Association, Inc

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

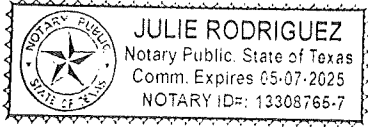
State of Texas §

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 Temple Deerfield 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**



**Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513**

**Instrument Number: 2021072968**

As

**CERTIFICATE**

**Recorded On:** November 04, 2021

**Parties:** TEMPLE DEERFIELD HOMEOWNERS ASSOCIATION INC

**To** DEERFIELD ESTATES

**Comment:**

**Billable Pages:** 3

**Number of Pages:** 4

( Parties listed above are for Clerks' reference only )

**\*\* Examined and Charged as Follows \*\***

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$13.00
<b>Total Fees:</b>	<b>\$19.00</b>

**\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

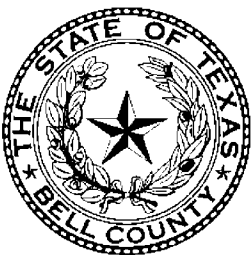
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information**

Instrument Number: 2021072968  
 Receipt Number: 238522  
 Recorded Date/Time: 11/04/2021 1:48:14 PM  
 User / Station: mulholmr - BCCCD0640

**Record and Return To:**

Spectrum Association Management  
 17319 SAN PEDRO AVE  
 SAN ANTONIO, TX 78232-1443



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
 Bell County Clerk