

PROPERTY OWNERS ASSOCIATION 8<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**TERRACES AT RESERVE 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:     Terraces at Reserve
2.     Subdivision Location:    Bexar County
3.     Name of Homeowners Association: Terraces at Reserve Homeowners Association, Inc.
4.     Recording Data for Association:     Recorded at Bexar County  
  
  Unit 12: Volume 9543. Pg 196  
  Unit 14: Volume 9548, Pg. 91  
  Unit 16: Volume 9552, Pg. 107
5.     Recording Data for Declaration and any amendments: All documents are filed at Bexar County.  
  
          Declaration of Covenants, Conditions and Restrictions Volume 8080, Pg 72  
  
          Certificate of Annexation Unit 14: Doc. # 2001-0113470,  
          Volume 8955, Pg. 1205, filed 7/3/2001.  
          Certificate of Annexation Unit 16: Doc# 20020390367,  
          Volume 9509, Pg. 1504, filed 8/8/2002.  
          Use Restrictions Unit 12: Volume 8080, Pg. 92.  
          Use Restrictions Unit 14: Volume 8955, Pg. 1190.  
          Use Restrictions Unit 16: Volume 9509, Pg. 1506.
6.     Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:  
  
          Bylaws signed 2/3/2006 and are filed at Bexar County, Doc #20060026701, Vol. 11021, Pg 2200.  
  
          Articles of Incorporation: Filed in the Office of the Secretary of State of Texas on 3/15/2000.  
  
          Resolutions/Policies:  
          Administrative Resolution No. 00012010 Collection Policy effective 8/1/2010 is filed under Doc. # 20110231162-19  
          Administrative Resolution No. 2010002 Violation Policy effective 8/1/2010 is filed under Doc.# 20110231162-19

These resolutions are filed under Doc# 20110231162-19

Record Retention Policy

Record Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Collection Policy

Guidelines for Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels, and Religious Symbols

Below Resolutions/Policies/Guidelines are filed under Doc# PI2-20140040013-26:

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf

Conflict of Interest Policy

Guidelines for Flag Display

Religious Items Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Guidelines

Application of Payments Policy

Terraces at Reserve Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20170235663

Terraces at Reserve Homeowners Association, Inc. Violation Enforcement Resolution is filed under Document No. 20190070405.

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.

Terraces at Reserve Homeowners Association, Inc.

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

State of Texas §

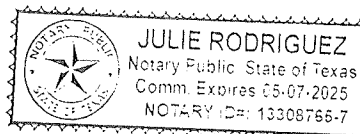
County of Bexar §

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

Management, the Managing Agent of Terraces at Reserve 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:** 20210309230  
**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 10:48 AM



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