

PROPERTY OWNERS ASSOCIATION 7th AMENDED MANAGEMENT CERTIFICATE FOR

S.A. Creekside 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: Creekside
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: S.A. Creekside Association, Inc.
4. Recording Data for Association:
 - Unit One (1)** Creekside Subdivision, Unit 1, according to the plat thereof recorded in Volume 9534, at Pages 89, 90, 91, and 92, inclusive, of the Plat Records of Bexar County, Texas.
 - Unit Two (2)** Creekside Subdivision, Unit 2, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9534 at Pages 192-194, Official Public Records of Bexar County, Texas.
 - A. Annexation Declaration for Creekside Subdivision, Unit 2, Clerk's File No. 96-0097231, Volume 6799, Page 1205.
 - Unit Three (3)** Creekside Subdivision, Unit 3, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9535 at Pages 116-118, Official Public Records of Bexar County, Texas.
 - A. Annexation Declaration for Creekside Subdivision, Unit 3, Clerk's File No. 96-0144244, Volume 6881, Page 1611.
 - Unit Four (4)** Creekside Subdivision, Unit 4, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9536 at Pages 76-78, Official Public Records of Bexar County, Texas.
 - A. Annexation Declaration for Creekside Subdivision, Unit 4, Clerk's File No. 97-0009818, Volume 6988, Page 1915.
 - Unit Five (5)** Creekside Subdivision, Unit 5, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9538 at Pages 162-164, Official Public Records of Bexar County, Texas.
 - A. Annexation Declaration for Creekside Subdivision, Unit 5, Clerk's File No. 97-0164789, Volume 7266, Page 0588.
 - Unit Six (6)** Creekside Subdivision, Unit 6, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9540 at Pages 75-77, Official Public Records of Bexar County, Texas.

A. Annexation Declaration for Creekside Subdivision, Unit 6, Clerk's File No. 98-0086149, Volume 7480, Page 1266.

Unit Seven (7) Creekside Subdivision, Unit 7, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9537 at Pages 212-213, Official Public Records of Bexar County, Texas.

A. Annexation Declaration for Creekside Subdivision, Unit 7, Clerk's File No. 97-0117801, Volume 7178, Page 1204.

Unit Eight (8) Creekside Subdivision, Unit 8, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9541 at Page 223, Official Public Records of Bexar County, Texas.

A. Annexation Declaration for Creekside Subdivision, Unit 8, Clerk's File No. 98-0194257, Volume 7694, Page 1709.

5. Recording Data for Declaration and any amendments:
Declaration of Protective Covenants, Creekside Subdivision, Unit 1, S.A. Creekside Association, Inc. Volume 6747, Page 1333-1356, in the Official Records of Real Property of Bexar County, Texas

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

Management Certificate for Homeowners' Association. Document No. 20020393579, Book 9515, Page 1182, in the Official Records of Bexar County, Texas.

Administrative Resolutions of the Board of Directors for S.A. Creekside Association, Inc.:
Violation Policy, Administrative Resolution No. 2003003, effective April 3, 2003, recorded in the Book of Minutes on April 4, 2003. A copy of the Violation Policy is attached.

Collection Policy, Administrative Resolution No. 2003002, effective April 3, 2003, recorded in the Book of Minutes on April 4, 2003. A copy of the Collection Policy is attached.

Pool Rules: The Association's Pool Rules and Guidelines are attached.

Collection Policy, Administrative Resolution No 2008001, effective 1/1/2009, a copy is attached.

Resolutions/Policies:

All policies are attached to and filed with this Certificate

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Collection Policy

Architectural Guidelines for:

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

Resolutions/Policies/Guidelines signed 9/11/2013 are attached to and filed with this Certificate:

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

The Electronic and Telephonic Action Policy, Standby Electric Generators Guidelines, and Payment Plan Policy signed on 11/23/2015 are filed under Document No. PI2-20150234025-10

S.A. Creekside Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20180151286.

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

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 20 day of October, 2021.

S.A. Creekside Association, Inc.

By: Sally Smith
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

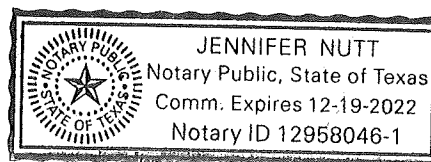
County of Bexar §

This instrument was acknowledged and signed before me on 20
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of S.A. Creekside Association, 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



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210296179
Recorded Date: October 22, 2021
Recorded Time: 3:00 PM
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: 10/22/2021 3:00 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk