

PROPERTY OWNERS ASSOCIATION 8<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**CROSSCREEK 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:                Crosscreek
2.      Subdivision Location:                San Antonio, TX
3.      Name of Homeowners Association: Crosscreek Homeowners Association Inc.
4.      Recording Data for Association: Refer to exhibits in the Declarations
5.      Recording Data for Declaration and any amendments: Agreement Regarding Governance signed 2/22/2013.  
Development Area Declarations filed at the county under 20130036161.  
  
Master Covenant/Notice of Applicability filed under 20130036160 & 20130036159.  
  
Partial Assignment of Declarant Rights filed under 20130036162.
6.      Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:  
  
Certificate of Amendment and Certificate of Filing for Crosscreek Master Community are filed in the county under document number 20140200914.  
  
Crosscreek Community Manual is attached to this Certificate and is filed at the county under Doc# 2014019114. Included in the Manual:  
Certificate of Formation  
Bylaws  
Fine and Enforcement Policy  
Assessment Collection Policy  
Records Inspection, Copying, and Retention Policy  
Statutory Notice of Posting and Recordation of Association Governance Documents  
Email Registration Policy

The following resolution dated 9.30.16 is filed under Document Number 20160193741:

- Fine Procedure

Violation Enforcement Resolution and Schedule for the CrossCreek Homeowner's Association, Inc. dated 7/11/2017 is filed under Document No. 20170134755.

The following resolutions, policies and guidelines are filed under Doc # 20180058377:

Payment Plan Policy  
Membership Voting Policy  
Religious Item Display  
Solar Energy Device Guidelines  
Roofing Material Guidelines  
Rainwater Collection Devices Guidelines  
Flag Display Guidelines  
Drought- Resistant Landscaping and Natural Turf Guidelines  
Application of Payments Policy  
Conflict of Interest Policy

CrossCreek Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines is filed under Document No. 20180116543

CrossCreek Homeowners Association, Inc. Pool Rules and Guidelines are filed under Document No. 20190045103.

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
- Community Enhancement Fee - \$150.00

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 27 day of October, 2021.

Crosscreek Homeowners Association, Inc.

By: [Signature]  
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

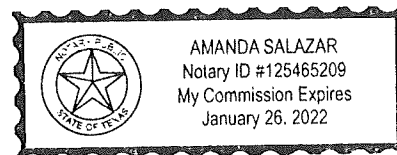
County of Bexar §

This instrument was acknowledged and signed before me on 27<sup>th</sup>  
October, 2021 by Shelby Schilleci representative of Spectrum Association

Management, the Managing Agent of Crosscreek 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:** 20210308488  
**Recorded Date:** November 03, 2021  
**Recorded Time:** 2:37 PM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* 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: 11/3/2021 2:37 PM



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