



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
**LIBERTY HILL SUNDANCE RANCH, POA, 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 Williamson   §

1.     Name of Subdivision: Liberty Hill Sundance
2.     Subdivision Location: Williamson
3.     Name of Homeowners Association: Liberty Hill Sundance Ranch, POA, Inc.
4.     Recording Data for Association:

Plat for Sundance Ranch is recorded under Document No. 9702055

Plat recorded under Document No. 9815658

Plat Section II recorded under Document No. 9922681

5.     Recording Data for Declaration and any amendments:

Bylaws are recorded under Document No. 2009071718

Bylaws are recorded under Document No. 2013054237

Amendment to Bylaws is recorded under Document No. 2013054237

DCCR's Sundance Ranch North is recorded under Document No. 9815658

DCCR's for Sundance Ranch is recorded under Document No. 9702055

DCCR's Section II recorded under Document No. 9922681

1<sup>st</sup> amendment to DCCR's Sundance Ranch recorded under Document No. 2001026425

1<sup>st</sup> amendment to DCCR's is recorded under Document No. 2001026426

1<sup>st</sup> amendment to DCCR's Section II is recorded under Document No. 2001026427

Supplemental Notice recorded under Document No. 2021189175

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

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 (for Builder sells only) = \$120.00
  - Rush for Statement of Account (for Builder sells only):
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account (for Builder sells 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 26<sup>th</sup> day of December, 2024.

Liberty Hill Sundance Ranch, POA, Inc.

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

State of Texas §

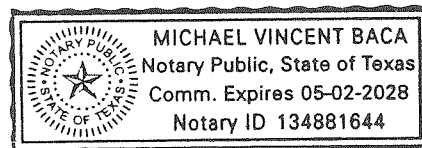
County of Bexar §

This instrument was acknowledged and signed before me on this 26<sup>th</sup> day of  
December, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Liberty Hill Sundance Ranch, POA, 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



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2025004036

PMC Fee: \$33.00  
01/17/2025 10:18 AM OSALINAS



Nancy E. Rister  
Nancy E. Rister, County Clerk  
Williamson County, Texas

① Spectrum Association Management  
17319 San Pedro Ave, Ste 318  
San Antonio, TX 78232