

**PROPERTY OWNERS ASSOCIATION 7TH AMENDED MANAGEMENT CERTIFICATE FOR
THE CROSSING AT SPRING CREEK PROPERTY OWNERS ASSOCIATION**

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 Comal §

1. Name of Subdivision: Crossing at Spring Creek
2. Subdivision Location: Spring Branch Road and Rittimann Road, Spring Branch, TX
3. Name of Homeowners Association: The Crossing at Spring Creek Property Owners Association
4. Recording Data for Association: Volume 15, Pages 246-254; Document Number 200606001905
5. Recording Data for Declaration: See Below

Declaration of Covenants, Conditions and Restriction for The Crossing at Spring Creek Unit One is filed under document number 200506023315

Declaration of Covenants, Conditions and Restrictions The Crossing at Spring Creek Unit Two is filed under Document # 200606003416

Articles of Incorporation filed on or about May 31, 2005, Official Records of Comal County, Document # 200506019493

Bylaws filed on or about May 31, 2005, Official Records of Comal County, Document #200506019493

First Amendment to the Bylaws filed on or about April 28, 2009, Official Records of Comal County, Document # 200906014042

Declaration of Covenants, Conditions and Restrictions Unit Two filed on or about January 26, 2006, Official Records of Comal County, Document # 200606003416

Resolution of the Board of Directors Regarding Assessment Collections filed on or about October 23, 2007, Official Records of Comal County, Document # 200706043498

Second Amendment to the Bylaws filed on or about November 15, 2011, Official Records of Comal County, Document # 201106039341

Third Amendment to the Bylaws filed on or about November 15, 2011, Official Records of Comal County, Document # 201106039341

Fourth Amendment to the Bylaws filed on or about November 15, 2011, Official Records of Comal County, Document # 201106039341

Fifth Amendment to the Bylaws filed on or about November 15, 2011, Official Records of Comal County, Document # 201106039341

Sixth Amendment to the Bylaws filed on or about November 15, 2011, Official Records of Comal County, Document # 201106039341

Seventh Amendment to the Bylaws filed on or about November 15, 2011, Official Records of Comal County, Document # 201106039341

Eighth Amendment to the Bylaws filed on or about January 18, 2012, Official Records of Comal County, Document # 201206002020

Community Manual filed on or about January 18, 2012, Official Records of Comal County, Document # 201206002020

Resolution of the Architectural Control Committee of The Crossing at Spring Creek Property Owners Association Regarding Construction Review Fees and Deposit Requirements is filed under Document # 201506050982.

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

Common Area Rules and Guidelines (including pool rules) are filed under Document Number 201706026066.

Violation Enforcement and Violation Enforcement and Force Maintenance Policy dated 5/22/2017 are filed under Document Number 201706026066.

The following resolutions dated 5/22/2017 are filed under Document No. 201706027045:

- Billing Policy and Payment Plan Guidelines
- Records Retention Policy
- Records Inspection Policy
- Religious Item Display Guidelines
- Membership Voting Policy
- Solar Energy Device Guidelines
- E-mail Registration Policy
- Roofing Material Guidelines

- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines

The Crossing at Spring Creek Property Owners Association Amended and Restated Bylaws are filed under Document No. 201806035822

The Crossing at Spring Creek Property Owners Association Amendment to Amended and Restated Bylaws are filed under Document No. 201806039275

The Crossing at Spring Creek Property Owners Association Social Media Policy is filed under Document No. 201806041703.

The below The Crossing at Spring Creek Property Owners Association Agreements and Guidelines are filed under Document No. 202006052995

- Design Guidelines Addendum by The Architectural Control Committee
- Section 2 Permit Deposit Agreement

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

POOR QUALITY

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.

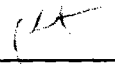

Signed this 1st day of November, 2021.

The Crossing at Spring Creek Property Owners Association

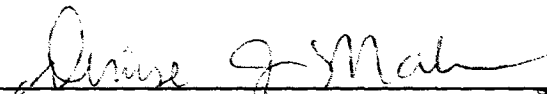
By: 
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

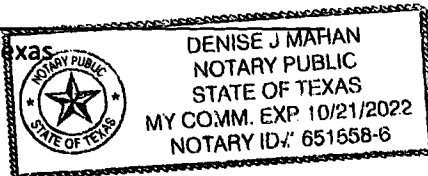
County of Bexar §

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

Management, the Managing Agent of The Crossing at Spring Creek Property Owners Association, on behalf of said association.



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
Bobbie Koepp, County Clerk
Comal County, Texas
11/04/2021 09:52:24 AM
TERRI 5 Pages(s)
202106057392**



Bobbie Koepp