

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

1<sup>ST</sup> AMENDED PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
**HAWTHORNE MEADOWS HOMEOWNERS 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 Tarrant §

1. Name of Subdivision: Hawthorne Meadows
2. Subdivision Location: Tarrant
3. Name of Homeowners Association: Hawthorne Meadows Homeowners Association
4. Recording Data for Association:  
  
Plat Phase 1 recorded under Document No. D217209301  
Plat Phase 2 recorded under Document No. D218039058  
Plat Phase 3 recorded under Document No. D218039067  
Plat Phase 1A recorded under Document No. D218056562  
Plat Phase 1B recorded under Document No. D219095545
5. Recording Data for Declaration and any amendments:  
  
DCCR's are recorded under Document No. D217209500  
Covenants and restrictions affecting land is recorded under Document No. D217010945
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:  
  
Owners Manuel recorded under Document No. D217209501
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
- **Capital Contribution fee = ½ the annual assessment amount**

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 3<sup>rd</sup> day of January, 2023.

Hawthorne Meadows Homeowners Association

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 3<sup>rd</sup>

January, 2023 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Hawthorne Meadows Homeowners Association, on behalf of said association.

Denise J Mahan  
Notary Public, State of Texas

After Recording, Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232

