# PROPERTY OWNERS ASSOCIATION 10<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR CANDLEWOOD MASTER COMMUNITY, 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: Candlewood Subdivision Unit 1

2. Subdivision Location: Foster Road

3. Name of Homeowners Association: Candlewood Master Community, Inc.

4. Recording Data for Association: Plats filed at Bexar County:

Document #20060141825

Document #20070074180 Book 9574 filed 3/30/2007 Document #20060141824 Book 9570 filed 6/16/2006

Book 9620 Pages 84-87

5. Recording Data for Declaration and any amendments: Master Covenant Document #20060027191 filed 2/6/2006

#### Unit 1:

Notice of Applicability Unit 1, Document #20060176438 filed 7/26/2006

Development Area Declaration Unit 1, Document #20060180081 filed 7/31/2006

1<sup>st</sup> Amendment to the Development Area Declaration Unit 1 Document #20090141484 filed 7/24/2009

# Unit 2:

Notice of Applicability of Master Covenant and Development Area Declaration Adding Unit 2

Doc# 20070082562, Vol. 12800, pg. 2382 filed 4/10/07.

#### Tract IV

Notice of Withdrawl of Land From Candlewood Master Covenant, Doc# 20100091488, Book 14491,

Page 246 filed 5/25/2010.

Unit 3A Notice of Applicability of Master Covenant and

Development Area Declaration filed under Doc# 2011001783, Lt2 14830-1071-3

**Unit 3B** Notice of Applicability of Master Covenant and Development Area Declaration filed at the county under Book 15703, pg. 1269

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

Bylaws are filed under document #20070103712 on 5/4/2007.

1st Amendment to the Bylaws is filed under document #20090130517 on 7/1/2009.

Certificate of Formation and Certificate of Filing Filed with the Secretary of State of Texas on 8/24/2006 and at the County under Vol. 12851, pg 1345 on 5/4/07.

## Resolutions/Policies:

All policies are attached to and filed with the Certificate filed at the County on 12/9/2011 Under Doc# 20110218510, Book 15258, Pg. 1548.

**Record Retention Policy** 

**Records Inspection Policy** 

**Payment Plan Policy** 

**Email Registration Policy** 

Membership Voting Policy

**Collection Policy** 

**Architectural Guidelines** 

#### Force Maintenance Resolution:

Administrative Resolution No. 04022012 is attached filed under Book 16398, page 1985.

#### **Guidelines:**

All guidelines are attached to and filed with the Certificate filed at the County on 12/9/2011 Under Doc# 20110218510, Book 15258, Pg. 1548

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays Resolutions/Policies:

Resolutions/Policies/Guidelines signed 9/23/2013: All policies are attached to and filed with under Book 16398, page 1985

**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
Guidelines for Land Use of Adjacent Lots

Resolutions are attached and filed under document number PI2-20150214818-12: Violation and Lot Enforcement with Forced Maintenance Procedure Payment Plan Policy
Standby Electric Generators Guidelines
Electronic and Telephonic Action Policy

Candlewood Master Community, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20170213903.

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

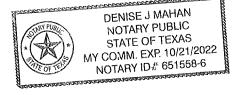
- 8. Fee(s) related to Property Transfer:
  - Administrative Transfer Fee \$200.00
  - Resale Package = \$375.00
    - Rush for Resale Package:
      - 1 business day = \$120.00 / 3 business days = \$95.00
    - O Add a Rush to an existing order = \$75.00 + Cost of a Rush
    - Update for Resale Package:
      - 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 \$125.00

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 day of
By:  Shelby Welch (of Spectrum Association Management), Managing Agent
State of Texas §
County of Bexar §
This instrument was acknowledged and signed before me on
1 meu., 2021 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of Candlewood Master Community, Inc., 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



## File Information

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

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Recorded Date: November 04, 2021

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# \*\* THIS PAGE IS PART OF THE DOCUMENT \*\*

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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: 11/4/2021 9:50 AM

Lucy Adame-Clark

Lucy Adame-Clark Bexar County Clerk