

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
COMMUNITY ASSOCIATION OF STILLWATER, 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 Montgomery §

1. Name of Subdivision: Stillwater
2. Subdivision Location: Montgomery
3. Name of Homeowners Association: Community Association of Stillwater, Inc.
4. Recording Data for Association:

Plat Map Section One is recorded under File No. 2015066945
Plat Map Section Two is recorded under File No. 2015082646
Plat Map Section Three is recorded under File No. 2015066947
Plat Map Section Four is recorded under File No. 2017091364
Plat Map Section Five is recorded under File No. 2017071839
Plat Map Section Six is recorded under File No. 2020013103 & 2020054671
Plat Map Section Seven is recorded under File No. 2021042899

5. Recording Data for Declaration and any amendments:

Bylaws are recorded under Document No. 2016017403
DCCR's are recorded under Document No. 2016001879
First Amendment to the DCCR's recorded under Document No. 2018119456
Supplemental Amendment to the DCCR's Section Two is recorded under Document No. 2016039781 & 2016039494
Supplemental Amendment to the DCCR's Section Three is recorded under Document No. 2016001879
Supplemental Amendment to the DCCR's Section Four is recorded under Document No. 2019006147
Supplemental Amendment to the DCCR's Section Five is recorded under Document No. 2019006148
Supplemental Amendment to the DCCR's Section Six is recorded under Document No. 2020107206
Supplemental Amendment to the DCCR's Section Seven is recorded under Document No. 2021150767

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

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
- Capitalization Fee = \$2000.00

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 15th day of May, 2025.

Community Association of Stillwater, Inc.

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

State of Texas §

County of Bexar §

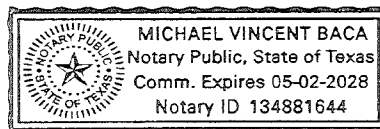
This instrument was acknowledged and signed before me on this 15th day of May, 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Community Association of Stillwater, 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



E-FILED FOR RECORD

05/20/2025 08:21AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

05/20/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas