

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR
ELM VALLEY (EV) COMMUNITY ASSOCIATION, 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: EV Community
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Elm Valley Community Association, Inc.
4. Recording Data for Association: Elm Valley (EV) Community as prescribed by instrument filed under Document No. 20170147359 and 20170147358, Deed and Plat Records, Bexar County, Texas.
5. Recording Data for Declaration and any amendments: Elm Valley Master Covenant [Residential], recorded as Document No. 20170215504 in the Official Public Records of Bexar County, Texas (the "Master Covenant").
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The following resolutions, policies and guidelines are filed under Document No. 20180028448.

Billing Policy and Payment Plan guidelines
Records Retention Policy
Records Inspection Policy
Membership Voting Policy
E-mail Registration Policy
Religious Item Display Guidelines
Solar Energy Device Guidelines
Roofing material guidelines
Rainwater Collection Devices Guidelines
Flag Display Guidelines
Drought-Resistant Landscaping and Natural Turf Guidelines
Violation Enforcement resolution
Application of Payments Policy
Conflict of Interest Policy

Electronic and Telephonic Action Policy
Standby Electric Generators
Uncurable Violation Enforcement Resolution
Guidelines for Land Use of Adjacent Lots

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
- Working Capital Assessment - \$200.00 (BLDR-HO & HO-HO)
- Community Enhancement Fee - 0.25% of sale amount from Buyer only (HO-HO Sales Only)

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 29th day of October, 2021.

Elm Valley Community Association, Inc.

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

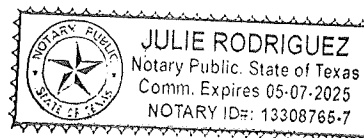
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 29
October, 2021 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of Elm Valley Community Association, 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



File Information

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

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

**** Do Not Remove ****

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 12:37 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk