

PROPERTY OWNERS ASSOCIATION 8<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**ESCONDIDO NORTH HOMEOWNERS 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: Escondido North
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Escondido North Homeowners Association, Inc.
4. Recording Data for Association: Plats filed at Bexar County on 7/13/2007  
Unit 1: Document # 20070163484, Volume 9576, Page 0076  
Unit 2: Document # 20070163487, Volume 9576, Page 0079; Document # 20070163488, Volume 9576 Page 0080; Document # 20070163489, Volume 0081 Page 0081

5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions filed at Bexar County on 8/14/2007, Document # 20070192545, Volume 13057, Page 1100.

Amendment to the Declaration filed at Bexar County on 5/8/2008, Volume 13485, Page 1228

2<sup>nd</sup> Amendment to the Declaration filed at Bexar County on 10/21/2008, Volume 13728, Page 728

Third Amendment to the Declaration filed at Bexar County on 2/18/2009, Volume 13861, Page 2312

Amended and Restated Declaration of Covenants, Conditions and Restrictions filed 2/10/2011, Doc# 20110024622, Vol. 14844. Pg. 2326.

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

Certificate of Formation, Certificate of Filing and Subsequent Filings Related Thereto: Documents are attached to this Certificate.

Bylaws and Amended and Restated Bylaws: The Bylaws are filed at Bexar County under Doc# 20100108907, Volume 14527, pg 2301.

Unanimous Board Resolution for Adoption of Amended and Restated Bylaws Effective 12/15/2011 are filed under Document No. LT1-81-20110137560-1

Administrative Resolution No. 2009003: Appointment of Association Attorneys for use in Assessment collection and deed restrictions enforcement. Effective 2/27/2009. The document is filed with and attached to this Certificate

Administrative Resolution No. 2009004: Approval of Spectrum Association Management, LP ("Managing Agent") form of correspondence to Association members on behalf of the Association. Effective 2/27/2009. The document is filed with and attached to this Certificate.

Administrative Resolution No. 20090701: Maintenance Enforcement Policy Effective 7/1/2009. The document is filed with and attached to this Certificate.

Resolutions/Policies: Documents are attached to the Certificate filed under Document No. 20110233342.

Membership Voting Policy  
Architectural Guidelines  
Email Registration Policy  
Collection Policy  
Payment Plan Policy  
Record Retention Policy  
Records Inspection Policy

Resolutions/Policies/Guidelines: All policies are attached to and filed under Document No. PI2-20140035793-28

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  
Guideline for Land Use of Adjacent Lots

Billing Policy and Payment Plan Guidelines are filed under Document No. 20190225865.

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:

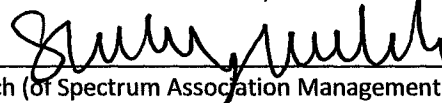
- Administrative Transfer Fee - \$200.00
- Community Enhancement Fee - \$44.17 (all closings)

**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 15<sup>th</sup> day of November, 2021.

Escondido North Homeowners Association, Inc.

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

State of Texas §

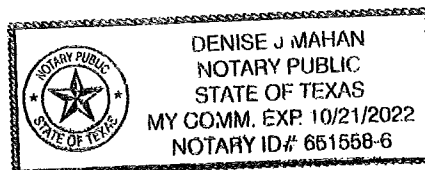
County of Bexar §

This instrument was acknowledged and signed before me on 15<sup>th</sup>  
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Escondido North Homeowners Association, 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**

**Document Number:** 20210309116  
**Recorded Date:** November 04, 2021  
**Recorded Time:** 10:08 AM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* 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 10:08 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk