

PROPERTY OWNERS ASSOCIATION 11TH AMENDED MANAGEMENT CERTIFICATE FOR
HORIZON POINTE 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: Horizon Pointe
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Horizon Pointe Homeowners Association, Inc.
4. Recording Data for Association: Plats are recorded in Bexar County as follows:
 Unit 1: Volume 9575, pgs. 61-64
 Unit 2: Volume 9575, pgs. 184-186 and 188
 Unit 3: Volume 9576, pgs. 135-136
 Unit 8: Volume 9592 pg. 79
5. Recording Data for Declaration and any amendments: All documents are filed at Bexar County:
 Declaration of Covenants, Conditions and Restrictions,
 (Units 1 & 2) Doc. #20070144994, Book 12946, pg. 205.

 Use Restrictions Units 1 & 2: Doc. #20070144995, Book 1946, pg. 221, filed 6/22/2007.

 Use Restrictions Unit 3: Doc. #20070218208, Book 13114, Pg. 74, filed 9/13/2007. Certificate of
 Annexation Unit 3: Doc. #20070218207, Book 13114, pg. 71, filed 9/13/2007.

 Use Restrictions Unit 7: Document No. 20180124269
 Annexation Agreement Filed under Document No. 20180124270

 Use Restrictions Unit 8: Doc. #20080131170, Book 13552, Pg. 1521 filed 6/20/2008. Certificate
 of Annexation Unit 8: Doc. #20080131169, Book 13552, pg. 1515, filed 6/20/2008.

 Partial Assignment and Assumption of Rights and Obligations: Doc. #20080226268, Book 13722,
 pg. 2109.
6. Other information the Association considered appropriate for the governing, administration or
 operation of the subdivision and homeowners' association:

Bylaws: Filed at Bexar County, Doc. #20080151010 on 7/15/2008.

Certificate of Formation: Filed with the Secretary of State of Texas on 2/5/2008.

Certificate of Filing: Dated 2/5/2008 document is attached to the certificate filed under Doc # 20110223456.

Deed Without Warranty: Deed refers to Lots 901, Block 43, CB 5090, Unit 6, plat Recorded in Vol. 9613, page 103 at Bexar County. The deed is attached to and filed with Book 15829, page 1268.

Resolutions/Policies/Guidelines:

All policies are attached to and filed with the certificate filed under Doc# 20110223456.

Collection Policy signed 3/23/2009

Administrative Resolution No. 2008001

Administrative Resolution No. 2008001

Violation Policy signed 3/23/2009

Pool Rules and Guidelines

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Architectural Guidelines

Guidelines:

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines: All policies are filed under Document No. PI2-20140014107-28

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

Guidelines for Land Use of Adjacent Lots

Horizon Pointe Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20190060207.

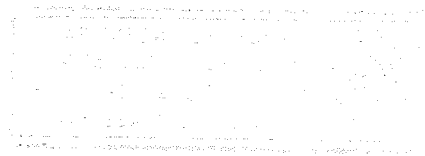
Horizon Pointe Homeowners Association, Inc Updated Pool Rules are filed under Document No. 20210095295.

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 Fee = \$470.60 (non-gated)
- Working Capital Fee = \$764.76 (gated)



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 28th day of February, 2025.

Horizon Pointe Homeowners Association, Inc.

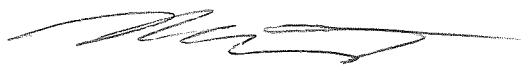
By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

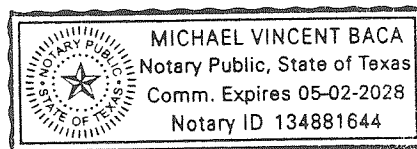
This instrument was acknowledged and signed before me on 28th,
February, 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Horizon Pointe 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: 20250042617
Recorded Date: March 11, 2025
Recorded Time: 10:49 AM
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Total Fees: \$37.00

**** 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: 3/11/2025 10:49 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk