

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

PROPERTY OWNERS' ASSOCIATION 8<sup>TH</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**WESTSHORE AT JOE POOL LAKE OWNERS ASSOCIATION**

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 Tarrant§

1. Name of Subdivision: Westshore Estates
  2. Subdivision Location: Grand Prairie
  3. Name of Homeowners Association: Westshore at Joe Pool Lake Owners Association
  4. Recording Data for Association: Tarrant County Appendix A of Document D204198937 filed June 28, 2004.
  5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions filed at Tarrant County on June 28, 2004, D204198937.
  6. Bylaws: The Bylaws are attached to and filed under Doc# 213127327
- Articles of Incorporation: Filed with the Secretary of State for Texas on  
Certificate of Filing: 4/29/2008. The documents are attached to and  
Certificate of Formation: filed under Doc# 213127327

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

**Administrative Resolutions:**

Resolution No. 2009001/Collection Policy signed on 12/9/2009 is filed under Doc# 213127327.  
Resolution No. 2009002/Violation Policy signed 12/9/2009 is filed under Doc# 213127327  
Resolution//Policy Relating to the Imposition of Fines signed 7/20/2011 is filed under Instrument D211195654.

**Resolutions/Policies:** All policies are filed Doc# 213127327

Record Retention Policy  
Records Inspection Policy  
Payment Plan Policy  
Email Registration Policy

Membership Voting Policy  
 Architectural Guidelines  
 Collection Policy  
 Architectural Guidelines for:  
 Solar Panels, Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines: All policies are attached to and filed under Instrument#  
 D213311656  
 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

The attached Policies, Resolutions and Guidelines are filed under Document No. D215266530:  
 Electronic and Telephonic Action Policy; Payment Plan Policy; Standby Electric Generators  
 Guidelines; Uncurable Violation Enforcement Resolution; Solar Energy Device Guidelines.

Update Mailing Address and Contact Information filed under Document No. D218209026

The following Westshore at Joe Pool Lake Owners Association, Inc. Billing Policy and Payment Plan  
 Guidelines, Violation Enforcement Resolution, and Violation Schedule are filed under Document No.  
 D219015715

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
- 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

**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 27 day of October, 2021.

Westshore at Joe Pool Lake Owners Association

By: [Signature]  
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27<sup>th</sup>  
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Westshore at Joe Pool Lake Owners Association, 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**

