

PROPERTY OWNERS ASSOCIATION 3RD AMENDED MANAGEMENT CERTIFICATE FOR

BROOKSTONE 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 Chambers §

1. Name of Subdivision: Brookstone
2. Subdivision Location: Chambers County
3. Name of Homeowners Association: Brookstone Community Association, Inc.
4. Recording Data for Association: Brookstone Subdivision, a subdivision located in the Chambers County, Texas as described on the map or plat thereof filed under Clerk's File No. 2011-68185
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Brookstone, is filed at the county under Document No. 2012-74826, Volume 1336, Page 671

First Amendment to Declaration of Covenants, Conditions and Restriction for Brookstone, is filed at the county under Document No. 2018-130751

Resolution Regarding Amended and Restated Bylaws Brookstone Community Association, Inc. is filed at the county under Document No. 2018-136801

Correction Instrument for Declaration of Covenants, Conditions, and Restrictions for Brookstone is file at the county under Document No. 2019-141268

Amendment to Declaration of Covenants, Conditions and Restriction for Brookstone is filed at the county under Document No. 2019-141269

Certificate of Formation of Brookstone Community Association, Inc. is filed in the Office of the Secretary of State of Texas on February 12, 2013

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

Brookstone Community Association, Inc. Document Retention Policy is filed at the county under Document No. 2017-127510

Brookstone Community Association, Inc. Records Production and Copying Policy is filed at the county under Document No. 2017-127564

Resolution Regarding Procedures for Enforcement of Rules, Regulations and Guidelines
Brookstone Community Association, Inc. a Texas Non-Profit Corporation is filed at the county under Document No. 2018-136799

The below Brookstone Community Association, Inc. policy, guidelines, and resolutions are filed at the county under Document No. 2019-14517:

- Billing Policy and Payment Plan Guidelines
- Violation Enforcement Resolution

The below Brookstone Community Association, Inc. policy, guidelines, and resolutions are filed under Document No. 2019-147040

- Records Retention Policy
- Records Inspection Policy
- Payment Plan 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 Turn Guidelines
- Application of Payment Policy
- Conflict of Interest Policy

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

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.

Brookstone Community Association, Inc.

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

State of Texas §

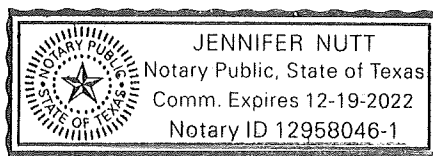
County of Bexar §

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

Management, the Managing Agent of Brookstone 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



FILED FOR RECORD IN:
Chambers County Clerk
On: 10/28/2021 10:39AM
Doc Number: 2021-174443
Number of Pages: 4
Amount: \$34.00
Order#: 20211028000031
By: CB
Heather H. Hawthorne

