

PROPERTY OWNERS ASSOCIATION 8th AMENDED MANAGEMENT CERTIFICATE FOR
POTRANCO RUN 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: Potranco Run
2. Subdivision Location: San Antonio, Texas
3. Name of Homeowners Association: Potranco Run Homeowners Association, Inc.
4. Recording Data for Association: Plats are filed at the county: Volume 9609, pages 177-179
5. Recording Data for Declaration and any amendments: Development Area Declaration (Unit 1) filed under Documents # 14308-142-25
Master Covenant filed under #20090246943
Notice of Applicability filed under #20090246942
Notice of Addition of Land and Notice of Applicability Annexing Potranco Run (Ashton Park) Unit 2, Phase 5A
Notice of Addition of Land and Notice of Applicability of Potranco Run Master Covenant Annexing Potranco run (Ashton Park) Unit 2, Phase 3 is filed at the county under Book 16615, Page 600.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Dedictory Instruments were filed at the county on 12/19/2011 under #20110224374 and contains: Bylaws, Certificate of Formation, and Policies regarding Installation of flags and flagpoles; Display of certain religious items; Installation and use of rainwater harvesting systems; Installation and use of solar energy devices and energy efficient roofing materials; Payment plan guidelines and application of payments schedule; Records production and copying policy; Document retention policy; Statutory compliance policy.

The Bylaws and Certificate of Formation and Filing are filed under Book 16434, pg. 588

Resolutions/Policies/Guidelines: All policies are attached to and filed under
Doc# 20140011151-23: 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
Amenity Center and Pool Rules, Regulations and Guidelines for 2014 are attached to and filed
Under Book 16592, Page 2296.

Notice of Addition of Land and Notice of Applicability of Potranco Run Master Covenant
Annexing Potranco Run (Ashton Park) Unit 2, Phase 4 is filed under Book# 17188 page 1400.

Notice of Addition of Land and Notice of Applicability of Potranco Run Master Covenant
Annexing Potranco Run (Ashton Park) Unit 2, Phase 5B filed under Doc No. 20150233574

Potranco Run Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed
under Document No. 20180206216.

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
- Capital Improvement Fee - \$500.00

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.

Potranco Run Homeowners Association, Inc.

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

State of Texas §

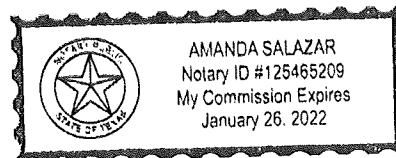
County of Bexar §

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

Management, the Managing Agent of Potranco Run Homeowners 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: 11/3/2021 2:51 PM



Lucy Adame-Clark

Lucy Adame-Clark
Bexar County Clerk