



**AMENDED MANAGEMENT CERTIFICATE
PURSUANT TO TEXAS PROPERTY CODE SECTION 209.004 FOR
SPICEWOOD BEACH PROPERTY OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
§
COUNTY OF BURNET §

SPICEWOOD BEACH PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. **Name of Subdivision:** The name of the subdivision is Spicewood Beach Subdivision.
2. **Name of Association:** The name of the Association is Spicewood Beach Property Owners Association, Inc.

3. Recording Data for the Subdivision:

Spicewood Beach Subdivision, a subdivision in Burnet County, Texas according to the maps or plats thereof recorded in Cabinet 1, Slide 188A, and Cabinet 1, Slide 187D, Cabinet 1, Slide 180C, Cabinet 1, Slides 180D, 181A, 181B, 14D, 15A, 101A, 71B, Cabinet 2, Slides 5D, 6A, 1C, 1D, 6B, 6C, 33C, 119A, and all subsequently legally recorded maps and plats of the Plat Records of Burnet County, Texas

4. Recording Data for the Declaration and any amendments*:

The Subdivision is subject to certain restrictions (the "Original Restrictions") June 1, 1969, executed and recorded at Volume 069, page 0599, of the Real Property Records of Burnet County, Texas. Restrictive Covenants and Easements for Spicewood Beach Subdivision recorded on June 16, 1969 and recorded at Volume 175, Page 632, of the Real Property Records of Burnet County, Texas. Amendment of Restrictive Covenants and Easements for Spicewood Beach Subdivision recorded on May 8, 1975 and recorded at Volume 219, Page 91. of the Real Property Records of Burnet County, Texas. Revised Restrictive Covenants and Easements for Spicewood Beach Subdivision recorded on January 3, 1985 and recorded at Volume 336, Page 133, of the Real Property Records of Burnet County, Texas. Amendment of Revised Restrictive Covenants and Easements for Spicewood Beach Subdivision recorded on November 20, 1987 and recorded at Volume 415, Page 880, of the Real Property Records of Burnet County, Texas. Amendment of Revised Restrictive Covenants and Easements for Tract T-1 & Tract T-A of Spicewood Beach Subdivision recorded on December 11, 1989 and recorded at Instrument No. 7174, Volume 469, Page 809, of the Real Property Records of Burnet County, Texas. Amendment of Revised Restrictive Covenants and Easements for Spicewood Beach Subdivision recorded on April 27,

1992 and recorded at Volume 524, Page 49, of the Real Property Records of Burnet County, Texas. Amendment of Revised Restrictive Covenants and Easements for Spicewood Beach Subdivision recorded on April 27, 1992 and recorded at Volume 524, Page 52, of the Real Property Records of Burnet County, Texas. Amendment of Revised Restrictive Covenants and Easements for Spicewood Beach Subdivision recorded on September 9, 1992 and recorded at Volume 537, Page 798, of the Real Property Records of Burnet County, Texas. Revised Restrictive Covenants and Easements for Spicewood Beach Subdivision recorded on August 6, 1999 and recorded at Volume 0869, Page 0599, of the Real Property Records of Burnet County, Texas. Revised Restrictive Covenants and Easements for Spicewood Beach Subdivision recorded on February 1, 2000 and recorded at Volume 0897, Page 0791, of the Real Property Records of Burnet County, Texas. Revised Restrictive Covenants and Easements for Spicewood Beach Subdivision recorded on May 23, 2000 and recorded at Volume 0918, Page 0310, of the Real Property Records of Burnet County, Texas. Second Revised Restrictive Covenants and Easements recorded on November 6, 2000 and recorded under Clerk's Document No. 11647, Volume 0950, Page 0606, of the Real Property Records of Burnet County, Texas. Third Revised Restrictive Covenants and Easements recorded on February 27, 2002 and recorded under Clerk's Document No. 002023, Volume 1045, Page 0628 of the Real Property Records of Burnet County, Texas. Fourth Revised Restrictive Covenants and Easements recorded on March 5, 2007 and recorded under Clerk's Document No. 0702588, of the Real Property Records of Burnet County, Texas. Fifth Revised Restrictive Covenants and Easements recorded under Clerk's Document No. 200902041, Official Public Records of Burnet County, Texas. Sixth Revised Restrictive Covenants and Easements recorded on March 25, 2014 and recorded under Clerk's Document No. 201402281, Official Public Records of Burnet County, Texas. Seventh Revised Restrictive Covenants and Easements recorded on January 5, 2017 and recorded under Clerk's Document No. 201700214, Official Public Records of Burnet County, Texas. Eighth Revised Restrictive Covenants and Easements recorded on March 9, 2018 and recorded under Clerk's Document No. 201802325, Official Public Records of Burnet County, Texas. Ninth Revised Restrictive Covenants and Easements recorded on April 15, 2019 and recorded under Clerk's Document No. 201903694, Official Public Records of Burnet County, Texas. Tenth Revised Restrictive Covenants and Easements recorded on March 26, 2020 and recorded under Clerk's Document No. 202003608, Official Public Records of Burnet County, Texas. Eleventh Revised Restrictive Covenants and Easements recorded on March 9, 2018 and recorded under Clerk's Document No. 202100330, Official Public Records of Burnet County, Texas. Twelfth Revised Restrictive Covenants and Easements recorded on October 12, 2021 and recorded under Clerk's Document No. 202117042, Official Public Records of Burnet County, Texas. Thirteenth Revised Restrictive Covenants and Easements recorded on February 21, 2023 and recorded under Clerk's Document No. 202301655, Official Public Records of Burnet County, Texas.

5. **Name and Mailing Address of the Association:** The name and mailing address of the Association: Spicewood Beach Property Owners Association, Inc., 207 Golf Course Drive, Spicewood, Texas 78669.

6. **The name, mailing address, telephone number and email address of the person managing the association or the association's designated representative.** The Board of Directors of Spicewood Beach Property Owners Association, Inc., 207 Golf Course Drive, telephone no.: 830-798-9779, email address: sbpoa12@gmail.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006: the website address is www.spicewoodbeachpoa.com

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer effective January 1, 2024:

Description	Fee
Resale Certificate	\$300.00

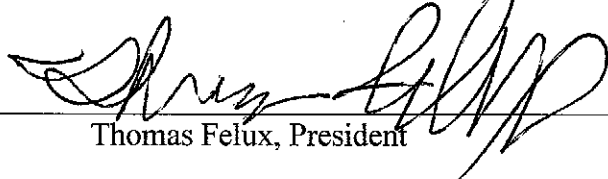
9. Other information the association considers appropriate.

Current Bylaws effective as of March 25, 2014 and recorded under Clerk's Document No. 201402281, Official Public Records of Burnet County, Texas. Amenities Rules effective as of March 31, 2020 and recorded under Clerk's Document No. 202003606, Official Public Records of Burnet County, Texas

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

SIGNED this the 18TH day of DECEMBER, 2023

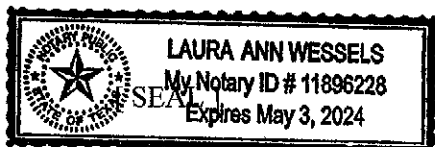
SPICEWOOD BEACH PROPERTY OWNERS ASSOCIATION, INC.


By : 
Thomas Felux, President

THE STATE OF TEXAS §

COUNTY OF BURNET §


This instrument was acknowledged before more on the 18th day of DECEMBER, 2023, by Thomas Felux, President of Spicewood Beach Property Owners Association, Inc., a Texas nonprofit corporation.




Notary Public Signature

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 202312535

AMD Fee: \$34.00
12/19/2023 11:46 AM

Vicinta Stafford 

Vicinta Stafford, County Clerk
Burnet County, Texas

