

PROPERTY OWNERS ASSOCIATION 6th AMENDED MANAGEMENT CERTIFICATE FOR
VISTA REAL SUBDIVISION OWNERS 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 Dallas §

1. Name of Subdivision: Vista Real
 2. Subdivision Location: Dallas County
 3. Name of Homeowners Association: Vista Real Subdivision Owners Association, Inc.
 4. Recording Data for Association: Plat, titled "Final Plat, Vista Real Subdivision, Phase I" was recorded on July 16, 1999, as Volume 99138, Page 00065, Real Property Records, Dallas County7, Texas, in the Real Property Records of Dallas County, Texas.
 5. Recording Data for Declaration: Declaration of Covenants, Conditions & Restrictions is filed in Dallas County, Texas under Volume 2000021 Pages 01002 – 01047.
- Bylaws for Vista Real Subdivision Owners Association, Inc. are filed at Dallas County, Texas under Volume 2000021 Pages 02668-02688.
- Articles of Incorporation for Vista Real Subdivision Owners Association, Inc. are filed with Dallas County, Texas under Volume 2000038 Pages 03949-03952.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Vista Real Subdivision Owners Association, Inc. Billing Policy and Payment Plan Guidelines dated 7/10/2017 are filed under Document No. 201700228957

Update Mailing Address and Contact Information filed under Doc No. 201800253049

Vista Real Subdivision Owners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 201800275976

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 25th day of October, 2021.

Vista Real Subdivision Owners Association, Inc.

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

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 25th,

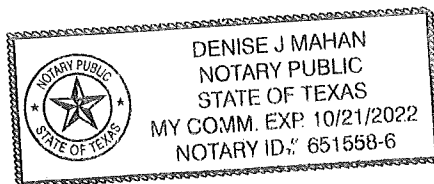
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Vista Real Subdivision Owners Association, Inc., on behalf of said association.

Denise J Mahan

Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100323032

eRecording - Real Property

Recorded On: October 27, 2021 03:23 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202100323032
Receipt Number: 20211027000821
Recorded Date/Time: October 27, 2021 03:23 PM
User: Thelma B
Station: CC21

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.