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PROPERTY OWNERS ASSOCIATION 7<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**THISTLE CREEK 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 Guadalupe           §

1.      Name of Subdivision:                    Thistle Creek
2.      Subdivision Location:                    Guadalupe County
3.      Name of Homeowners Association: Thistle Creek Homeowners' Association, Inc.
4.      Recording Data for Association:      All Plats are filed in Guadalupe County:  
   Unit 1: Volume 4, pg. 366  
   Unit 1a: Volume 4, pg. 366  
   Unit 2: Volume 5, pg 212B  
   Unit 2a: Volume 4, pg. 366  
   Unit 3: Volume 5, pg. 298A  
   Unit 4: Volume 5, pg. 366B
5.      Recording Data for Declaration and any amendments: Unit 1, Unit 1-a, Unit 2a: Declaration of Covenants, Conditions and Restrictions filed 10/22/1985 under Doc# 10753, Vol. 752, pg.211.  
  
   Unit 2: Declaration of Covenants, Conditions and filed 10/22/1985 under Doc# 1651, Vol 1135, pg 481.  
  
   Unit 3: Declaration of Covenants, Conditions and Restrictions (Superseding and replacing prior Covenants) filed 12/9/1996 under Doc# 16089, Vol. 1244, pg. 715  
  
   Unit 4: Certification of Annexation to Declaration of Covenants, Conditions and Restrictions filed on 9/26/1997 Doc# 12385, Vol. 1295 pg. 462.
6.      Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:  
  
   Bylaws signed 4/30/1996 are attached to and filed under Volume 3064, pg 372.  
  
   Articles of Incorporation filed with the Secretary of State of Texas on 4/9/1996. The Articles are filed under Volume 3064, pg 372.  
   Collection Policy Administrative Resolution No. 2005001 signed 4/30/2005 is attached to and filed with the Certificate filed under Volume 3064, pg 372  
  
   Violation Policy Administrative Resolution No. 2005002 signed 4/30/2005 is attached to and filed with the Certificate filed under Volume 3064, pg 372.

Resolutions/Policies:

All policies are attached to and filed with the Certificate filed under Volume 3064, pg 372.

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Collection Policy

Architectural Guidelines

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Administrative Resolution No. 2013001 Forced maintenance Policy is attached to and filed with this Certificate.

Resolutions/Policies/Guidelines are filed at the county under Vol. 4188 at the County

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 Resolutions, Policies and Guidelines are filed under Document No. 2017007713.

Electronic and Telephonic Action Policy; Payment Plan Policy; Standby Electric Generators Guidelines; Solar Energy Device Guidelines

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 29<sup>th</sup> day of October, 2021.

Thistle Creek Homeowners' Association, Inc.

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

State of Texas §

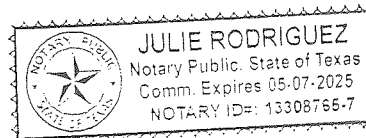
County of Bexar §

This instrument was acknowledged and signed before me on 29  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Thistle Creek 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**



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 I certify this instrument was FILED and RECORDED  
 in the OFFICIAL PUBLIC RECORDS  
 of Guadalupe County, Texas on  
 11/24/2021 02:23:09 PM PAGES: 3 TIFFANY  
 TERESA KIEL, COUNTY CLERK

