

PROPERTY OWNERS ASSOCIATION 5TH AMENDED MANAGEMENT CERTIFICATE FOR

WESTOVER WOODS 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: Westover Woods
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Westover Woods Homeowners Association, Inc.
4. Recording Data for Association: Plats are filed at Bexar County:
Vol. 9524, pgs 156-164; Vol. 5191 pg 1007; Vol. 9543 pg 77; Vol. 9528, pg 108; Vol. 7812, pgs 1426-1436; Vol. 9926 pgs 24-53; Vol. 9566, pg. 70-72
5. Recording Data for Declaration:
Declaration of Protective Covenants Phase 4: Vol. 4903, pg 1716
Declaration of Covenants, Conditions and Developer Standards: Vol. 10655, pg. 1943
1st Amendment to the Supplemental Declaration document number 20060044000
1st Amendment Supplemental to Declaration Phase 4: Vol.6318, pg. 1608
Amended and Restated Supplemental Declaration Phase 4: Vol. 6919, pg. 2063
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Attached to the Certificate filed at the county under Book 17268, pg. 641 are:

Bylaws and 1st, 2nd, 3rd, Amendments to the Bylaws

Certificate of Formation

Bylaws

Consent of Directors In lieu of Organizational Meeting of the Board of Directors

Articles of Incorporation

Resolutions: Parking and Towing of Vehicles filed at the county under Vol. 14235-2460-3

Parking, Towing and Driving off Vehicles on Subdivision Streets and Regarding Architectural Standards and Definitions

Payment Plan Guidelines

Record Retention Policy

Records Production and Copying Policy

Electronic and Telephonic Action Policy; Payment Plan Policy; Standby Electric Generators; Violation Enforcement Resolution; are filed under Document No. 20160023647

Assessment Collection Policy signed 1.22.16 is filed under Document No. 20160029736
Westover Woods Homeowners Association, Inc. Billing Policy is filed under Document No. 20180182235

Adopting Fourth Amendment to the Bylaws is filed under document #20210034508

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 29th day of October, 2021.

Westover Woods Homeowners Association, Inc.

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

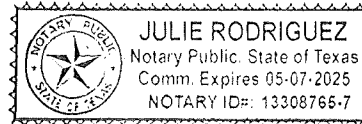
State of Texas §

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 Westover Woods 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: 11/4/2021 2:40 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk