

PROPERTY OWNERS ASSOCIATION 4<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**CUMBERLAND CROSSING PROPERTY OWNERS ASSOCIATION**

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 Montgomery    §

1.      Name of Subdivision:                    Cumberland Crossing
2.      Subdivision Location:                    Montgomery County
3.      Name of Homeowners Association: Cumberland Crossing Property Owners Association
4.      Recording Data for Association:      Cumberland Crossing Section One Subdivision Plat is filed at the county under Cabinet X, Sheets 155 and 156.  
Cumberland Crossing Section Two Subdivision Plat is filed at the county under Cabinet Z, Sheets 496 and 497.  
Cumberland Crossing Section Three Subdivision Plat is filed at the county under Cabinet Z, Sheets 727 - 729.  
Cumberland Crossing Section Four Subdivision Plat is filed at the county under Cabinet Z, Sheets 2174 - 2175.  
Cumberland Crossing Section Five Subdivision Plat is filed at the county under Cabinet Z, Sheets 2455 - 2456.  
Cumberland Crossing Section Six Subdivision Plat is filed at the county under Cabinet Z, Sheets 2964 - 2968.

5.      Recording Data for Declaration:      Cumberland Crossing Section One Declaration is filed at the county under 2005-050974.  
Cumberland Crossing Section Two Declaration is filed at the county under 2006-114189.  
Cumberland Crossing Section Three Declaration is filed at the county under 2007-038239.  
Cumberland Crossing Section Four Declaration is filed at the county under 2012033887.  
Cumberland Crossing Section Five Declaration is filed at the county under 2013047545.  
Cumberland Crossing Section Six Declaration is filed at the county under 2014100701.

Bylaws of Cumberland Crossing Property Owners Association are filed under Document no. 2006-079453.

6.      Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:  
Dedication of Drainage and Detention Pond Easement is filed under Document No. 2006-090858.

The below Cumberland Crossing Property Owners Association Policies, Guidelines, and Resolutions are filed under Document No. 2020030043.

- Billing Policy and Payment Plan Guidelines
- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution
- Violation Schedule
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines

The below Cumberland Crossing Property Owners Association Policies, Guidelines, and Resolutions are filed under Document No. 2020044990.

- Violation Enforcement Resolution
- Violation Schedule

Cumberland Crossing Property Owners Association Uncurable Violation Enforcement Resolution is filed under Document No. 2020084595

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 27 day of October, 2021.

Cumberland Crossing Property Owners Association

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

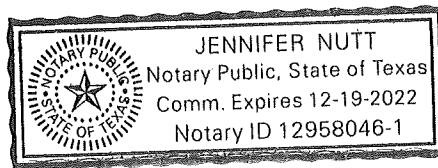
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27  
October, 2021 by Shelby Schilleci, representative of Spectrum Association  
Management, the Managing Agent of Cumberland Crossing Property Owners Association,  
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**



**E-FILED FOR RECORD**

**11/02/2021 04:45PM**



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**11/02/2021**



County Clerk  
Montgomery County, Texas