

PROPERTY OWNERS ASSOCIATION 2<sup>nd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**SAGE MEADOWS COMMUNITY 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: Sage Meadows
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Sage Meadows Community Association, Inc.
4. Recording Data for Association: Sage Meadows Community Association, Inc. Plats are filed under Volume 6417, Page 295; Volume 2221, Page 141; Volume 9618, Page 167; Volume 9618. Pages 166-167;
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions, and Restrictions are filed under Document No. 20200033548.

Sage Meadows Certificate of Formation is filed under Document No. 947009940002.

Sage Meadows Adoption of Working Capital Assessment is filed under Document No. 20200033967.

Sage Meadows Bylaws are filed within the Community Manual under Document No. 20200035703.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The Following instruments are filed in the Sage Meadows Community Manual under Document No. 20200035703:

- Fine and Enforcement Policy
- Assessment Collection Policy
- Records Inspection, Copying, and Retention Policy
- Statutory Notice of Posting and Recordation of Association Governing Documents
- Email Registration Policy

Sage Meadows Design Guidelines are filed under Document No. 20200033966

The Below Sage Meadows Policy, Guidelines, and Resolutions are filed under Document No. 20200061332.

- Billing Policy and Payment Plan Guidelines
- Violation Enforcement Resolution
- Violation Schedule
- Records Retention Policy
- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution

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
- Capital Fee - \$250.00

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.

Sage Meadows Community Association, Inc.

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

State of Texas §

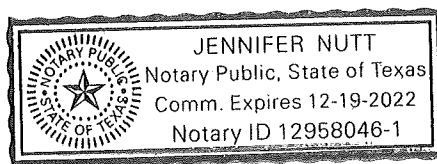
County of Bexar §

This instrument was acknowledged and signed before me on 27  
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Sage Meadows Community 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**

**Document Number:** 20210301613  
**Recorded Date:** October 28, 2021  
**Recorded Time:** 11:26 AM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* 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: 10/28/2021 11:26 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk