



PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR
DAVIS SPRING RESIDENTIAL PROPERTY 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 Williamson §

1. Name of Subdivision: Davis Spring
2. Subdivision Location: Williamson County
3. Name of Homeowners Association: Davis Spring Residential Property Owners' Association Inc.
4. Recording Data for Association: Plat map for Section 1-B subdivision is recorded in Cabinet N, Slides 153-154. Plat map Section 1-C subdivision is recorded in Cabinet P, Slides 42-43. Plat map for Section 2-A-IP subdivision is recorded in Cabinet M, Slides 11-12. Plat map for Section 2-B-IP subdivision is recorded in Cabinet M, Slides 143-144. Plat map for Section 3-A subdivision is recorded in Cabinet K, Slides 363-364. Plat maps for Section 3-B subdivision are recorded in Cabinet M, Slides 294-295. Plat maps for Section 3-C subdivision is recorded in Cabinet P, Slides 327-328. Plat maps for Section 3-D subdivision are recorded in Cabinet S, Slides 297-299. Plat maps for Section 5-A a subdivision is recorded in Cabinet K, Slides 366-367. Amended Plat maps for Section 5-A subdivision are recorded in Cabinet P, Slide 143. Plat maps for Section 5-B subdivision are recorded in Cabinet Q, Slides 16-17. Plat maps for Section 5-C subdivision are recorded in Cabinet Q, Slides 18-19. Plat maps for Section 6-A subdivision is recorded in Cabinet N, Slides 244-245. Plat maps for Section 6-B subdivision are recorded in Cabinet Q, Slides 281-283. Plat maps for Section 6-C subdivision are recorded in Cabinet U, Slides 23-24. Plat maps for Section 8A subdivision are recorded in Cabinet S, Slides 250-252. Plat maps for Section 9A subdivision are recorded in Cabinet S, Slides 10-11. Plat map for Section 10-A subdivision is recorded in Cabinet O, Slides 344-345. Plat map for Section 10-B subdivision is recorded in Cabinet S, Slides 178-179.

5. Recording Data for Declaration and any amendments: Master Declaration of Covenants, Conditions and Restrictions are recorded in Volume 2560, Pages 923-957.

First Amendment to Davis Spring Residential Property Master Declaration of Covenants, Conditions and Restrictions are recorded in Document No. 2000062688.

Section 3A Supplemental Declaration to Davis Spring Master Declaration of Covenants, Conditions and Restrictions are recorded in Volume 2592, Page 712.

Section 3B Supplemental Declaration to Davis Spring Master Declaration of Covenants, Conditions and Restrictions are recorded in Document No. 9718941.

Section 3C Supplemental Declaration to Davis Spring Master Declaration of Covenants, Conditions and Restrictions are recorded in Document No. 9849115.

Section 3-D Supplemental Declaration to Davis Spring Master Declaration of Covenants, Conditions and Restriction are recorded in Document No. 199952497.

Section 3D Supplemental Declaration to Davis Spring Master Declaration of Covenants, Conditions and Restrictions are recorded in Document No. 2000060810.

Section 5A Supplemental Declaration to Davis Spring Master Declaration of Covenants, Conditions and Restrictions is recorded in Volume 2560, Page 955.

Section 6B Supplemental Declaration to Davis Spring Master Declaration of Covenants, Conditions and Restrictions are recorded in Document No. 9741155.

Section 6C Supplemental Declaration to Davis Spring Master Declaration of Covenants, Conditions, and Restrictions are recorded in Document No. 2001072581.

Supplemental Notice of Dedicatory Instruments for Davis Spring Residential Property Owners' Association, Inc. are filed under Document No. 2020132775.

Bylaws of The Homeowners' Association for Davis Spring Properties, LTD. are filed under Document No. 2002041719.

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

Davis Spring Design Guidelines are filed under Document No. 2002053872.

Davis Spring Residential Property Owners' Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 2020154240.

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 20 day of October, 2021.

Davis Spring Residential Property Owners' Association, Inc.

By: 

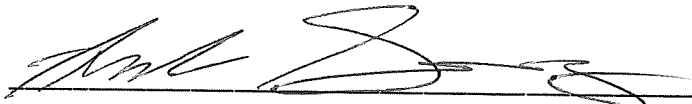
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

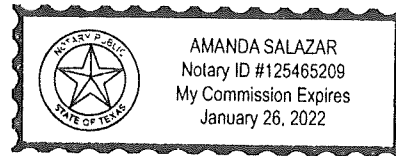
This instrument was acknowledged and signed before me on 20,
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Davis Spring Residential Property Owners' Association, Inc., on behalf of said association.



Notary Public, State of Texas

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



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2021163407

PMC Fee: \$38.00
10/26/2021 12:02 PM DLAM





Nancy E. Rister, County Clerk
Williamson County, Texas