


MARY LOUISE NICHOLSON
COUNTY CLERK

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR
CRAWFORD FARMS 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 Tarrant §

1. Name of Subdivision: Crawford Farms
2. Subdivision Location: Tarrant
3. Name of Homeowners Association: Crawford Farms Homeowners Association, Inc.
4. Recording Data for Association:

Plat recorded under Instrument No. D206026333
Plat recorded under Instrument No. D201110368
Plat recorded under Instrument No. D201309131
Plat recorded under Instrument No. D201260340
Plat recorded under Instrument No. D203269464
Plat recorded under Instrument No. D205315499
Plat recorded under Instrument No. D206085833
Plat recorded under Instrument No. D204139922
Plat recorded under instrument No. D205089708

5. Recording Data for Declaration and any amendments:

DCCR's recorded under Document No. D200100353
First Amended DCCR's is recorded under Document No. D201115355
Amended and Restated DCCR's under Instrument No. D203259006
Declaration of Annexation and First Amendment to the amended and restated DCCR's recorded under Instrument No. D205260398
2nd Amendment to the amended and restated DCCR's recorded under Instrument No. D205260399 & D203191982
3rd Amendment to the amended and restated DCCR's recorded under Instrument No. D208321299, D208321300, D203204087, & D218030620
5th Amendment to the amended and restated DCCR's recorded under Instrument No. D221038199

6th Amendment to the Amended and Restated DCCR's recorded under Instrument No. D221249621

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

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 (for Builder sells only) = \$120.00
 - Rush for Statement of Account (for Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (for Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Working Capital Assessment = \$150.00
- Reserve Fund Assessment = \$150.00

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 30th day of October, 2023.

Crawford Farms 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 this 30 day of
October, 2023 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Crawford Farms 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

