

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 22, 2021 09:22 AM Fee: \$34.00

2021235275

Electronically Recorded

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
BERDOLL FARMS (AUSTIN) 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 Travis §

1. Name of Subdivision: Berdoll Farms
2. Subdivision Location: Travis County
3. Name of Homeowners Association: Berdoll Farms (Austin) Homeowners' Association, Inc.
4. Recording Data for Association: Plat is filed under County Clerk File Number 200100186 (Phase One, Section 1), County Clerk File Number 200100187 (Phase One, Section 2), County Clerk File Number 200100185 (Phase Two, Section 1), and County Clerk File Number 200100184 (Phase Two, Section 2)
5. Recording Data for Declaration and any amendments: Declaration is filed at the county under 2001104259, ByLaws are filed under 2002235646, 1st Amendment to the ByLaws are filed under 2007229421, 2nd Amendment to the ByLaws are filed under 2010194376, 1st Amendment to Declaration is filed under 2008112942, 2nd Amendment to the Declaration is filed under 2010194378, 1st Supplemental to the Declaration is filed under 2002101691, 2nd Supplemental to the Declaration is filed under 201158555, 3rd Supplemental to the Declaration is filed under 2002197811, 4th Supplemental to the Declaration is filed under 2002203697, 5th Supplemental to the Declaration is filed under 2004064783, 6th Supplemental to the Declaration is filed under 2003150977, 7th Supplemental to the Declaration is filed under 2004064693.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Berdoll Farms (Austin) Homeowners' Association, Inc. Towing Policy is attached to and filed under Document No. 2018012451.

Update mailing address information is filed under Document No. 2019179682.

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
- Community Enhancement Fee (\$100.00 from Seller + \$100.00 from Buyer) - \$200.00

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.

Berdoll Farms (Austin) Homeowners' Association, Inc.

By: 

Sally Smith (of Spectrum Association Management), Managing Agent

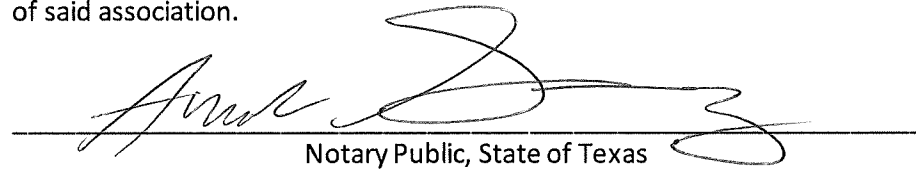
State of Texas §

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 Berdoll Farms (Austin) Homeowners' Association, Inc., on behalf
of said association.


Notary Public, State of Texas

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

