

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR

SUMMIT VIEW LAKE 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 Collin §

1. Name of Subdivision: Summit View Lake
2. Subdivision Location: Collin County
3. Name of Homeowners Association: Summit View Lake Homeowners Association, Inc.
4. Recording Data for Association: Final Plat of Summit View Lake, Phase One is filed under Document No. #2005-0078443. Final Plat of Summit View Lake, Phase Two is filed under Document No. #20090424010000990. Final Plat of Summit View Lake, Phase Three is filed under Document No. #20090424010000890.
5. Recording Data for Declaration: Declaration of Covenants, Conditions, and Restrictions is filed at the county under 2005-0049869,
2nd Amended Declaration of Covenants, Conditions, and Restrictions is filed at the county under Volume 05938, Page 02104.
Declaration of Restrictions is filed at the country under 20060731001073100.
Notice of Filing of Dedicatory Instruments is filed under Document No. 20120305000255930.
Certificate and Memorandum of Recording of Dedicatory Instruments is filed under Document No. 20140514000475920.
First Supplemental Certificate and Memorandum of Recording Dedicatory Instruments is filed under Document No. 20140625000650530.
Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments is filed under Document No. 2015031001106480.
Third Supplemental Certificate and Memorandum of Recording Dedicatory Instruments is filed under Document No. 20160218000185440.
Fourth Supplemental Certificate and memorandum of Recording Dedicatory Instruments is filed under Document No. 20160421000482570.
Fifth supplemental Certificate and memorandum of Recording of Dedicatory Instruments is filed under Document No. 20160422000483660.
Sixth Supplemental certificate and memorandum of Recording of dedicatory Instruments is filed under Document No. 20170915001236720.
Summit View Lake Homeowners Association, Inc. Bylaws are filed under Volume 05899, Page

02345.

Summit View Lake Homeowners Association, Inc. First Amended Bylaws are filed under Document No. 20150831001106480, Exhibit A.

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

The below Summit View Lake Homeowners Association, Inc. Policy, Guidelines, and Resolutions are under Document No. 20191213001587970.

- Billing Policy and Payment Plan Guidelines
- E-mail Registration Policy
- Uncurable Violation Enforcement Resolution
- Conflict of Interest Policy
- Guidelines for Land Use of Adjacent Lots
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Membership Voting Policy
- Violation Enforcement Resolution

The below Summit View Lake Homeowners Association, Inc. Policy, Guidelines, and Resolutions are filed under Document No. 20200611000876590

- Violation Enforcement Resolution
- Playground Rules
- Pool and Amenities Area Rules
- Miscellaneous Expense Pass Through Rules

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 25th day of October, 2021.

Summit View Lake Homeowners Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

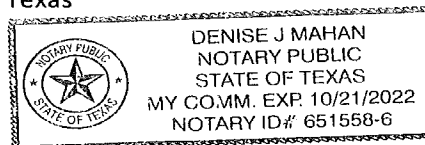
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 25th,
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Summit View Lake Homeowners Association, Inc., on behalf of said association.

Denise J Mahan
Notary Public, State of Texas



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
Stacey Kemp, County Clerk
Collin County, TEXAS
10/28/2021 01:30:47 PM
\$34.00 BVINCENT
20211028002203940

Stacey Kemp