

Denton County
Juli Luke
County Clerk

Instrument Number: 198952

ERecordings-RP

MISCELLANEOUS

Recorded On: October 29, 2021 08:07 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 198952
Receipt Number: 20211028000785
Recorded Date/Time: October 29, 2021 08:07 AM
User: Meredith K
Station: Station 38

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
BRIARWYCK 114 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 Denton §

1. Name of Subdivision: Briarwyck
2. Subdivision Location: Denton County
3. Name of Homeowners Association: Briarwyck 114 Homeowners' Association, Inc.
4. Recording Data for Association: Final Plat of Briarwyck, addition Phase 1, is filed at the County under Document No. 2007-68117, Cabinet X, Slides 766-774

Replat of Briarwyck, addition Phase 1, is filed at the County under Document No. 2007-111664, Cabinet X, Slides 966

Final Plat of Briarwyck, Phase 2B, is filed at the County under Document No. 2010-27

Final Plat of Briarwyck, Phase 5B, is filed at the County under Document No. 2010-110

Final Plat of Briarwyck, Phase 3A, is filed at the County under Document No. 2011-61

Amended Plat of Briarwyck, Phase 3A, is filed at the County under Document No. 2012-58

Amended Plat of Briarwyck, Phase 1, is filed at the County under Document No. 2012-143

Final Plat of Briarwyck, Phase 3C, is filed at the County under Document No. 2012-250

Final Plat of Briarwyck, Phase 4, is filed at the County under Document No. 2013-157

Final Plat of Briarwyck, Phase 3D, is filed at the County under Document No. 2013-158

Final Plat of Briarwyck, Phase 6B, is filed at the County under Document No. 2014-43

Amended Final Plat of Briarwyck, Phase 6B, is filed at the County under Document No. 2014-162

Final Plat of Briarwyck, Phase 3B, is filed at the County under Document No. 2015-106

5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Briarwyck 114 Homeowners' Association, Inc., is filed at the county under Document No. 2007-143056

Certificate of Formation for Briarwyck 114 Homeowners' Association, Inc. is filed in the Office of the Secretary of State of Texas on February 2, 2007

First Amendment of Declaration of Covenants, Conditions and Restrictions for Briarwyck 114 Homeowners' Association, Inc. is filed at the county under Document No. 2009-76473

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

Certificate and Memorandum of Recording of Dedicatory Instruments for Briarwyck 114 Homeowners' Association, Inc. is filed at the county under Document No. 2012-16427

Briarwyck 114 Homeowners' Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 106499.

Briarwyck 114 Homeowners' Association, Inc. Resolutions, Policies, and Guidelines, are filed under Instrument No. 12668

- Records Retention Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Policy
- Payment Plan Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution
- Guidelines for Land Use of Adjacent Lots
- Records Inspection Policy

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 27 day of October, 2021.

Briarwyck 114 Homeowners' 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 27th,
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Briarwyck 114 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

