

PROPERTY OWNERS ASSOCIATION 7<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**FREEDOM HILLS 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 Bexar       §

1.     Name of Subdivision: Freedom Hills
2.     Subdivision Location: Bexar County
3.     Name of Homeowners Association: Freedom Hills Homeowners Association, Inc.
4.     Recording Data for Association: Plat is filed at the county under Volume 9572, Page 173.
5.     Recording Data for Declaration and any amendments: Declaration is filed at the county under 77-20080012345-1 and LT2-13312-1581-40.

Resolution for Covenants Compliance Inspection is filed under Doc# 20080051093.

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

The following documents are filed at the county under Document Number 20150107572, Book number 17293, Page 1135:

Bylaws

Certificate of Formation

Solar Device and Energy Efficient Policy; Rainwater Harvesting System Policy;

Flag and Flagpole Installation Policy; Display of Certain Religious Items Policy; Assessment Collection Policy; Record Inspection, Copying, and Retention Policy; Statutory Notice of Posting and Recordation of Association Governance Documents; Statutory Notice of Annual Meetings, Elections and Voting; Statutory Notice of Conduct of Board Meetings.

The following resolutions are filed with the county under document number 20160096442:

Electronic and Telephonic Action Policy dated 4/28/2016

Payment Plan Policy dated 4/28/2016

Assessment Collection Policy dated 4/28/2016

Assignment of Declarant Rights dated July 5, 2011 is filed under document number 20160215869.

The following resolution are filed under Document No. 20170215719: Third Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Freedom Hills Homeowners Association, Inc. Annexing Unit 3 and Unit 4.

First Amendment to the ByLaws of Freedom Hill Homeowners Association, Inc. are filed under Document No. 20180045994.

Freedom Hills Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20200305334.

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](http://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
- Capitalization Fee - \$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 29<sup>th</sup> day of October, 2021.

Freedom Hills Homeowners Association, Inc.

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

State of Texas §

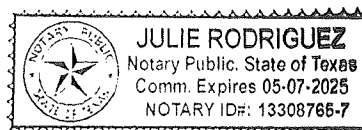
County of Bexar §

This instrument was acknowledged and signed before me on 29  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Freedom Hills 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**

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210309586  
**Recorded Date:** November 04, 2021  
**Recorded Time:** 2:23 PM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 2:23 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk