

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR

QUEEN'S GATE OWNERS 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: Queen's Gate
2. Subdivision Location: Collin County
3. Name of Homeowners Association: Queen's Gate Owners Association, Inc.
4. Recording Data for Association: Plat maps for Phase 1 of Queen's Gate are recorded under Document No. 2004-0057408.

Plat maps for Phase 2 for Queen's Gate are recorded under Document No. 2005-0051341.
5. Recording Data for Declaration: Declaration of Covenants, Conditions, and Restrictions is filed under Document No. 2004-0134181.

First Supplemental Notice for Queen's Gate is filed under Document No. 20070629000897250.

Second Supplemental Notice for Queen's Gate is filed under Document No. 20120109000024460.

Third Supplemental Notice for Queen's Gate is filed under Document No. 20150521000594640.

Fourth Supplemental Notice for Queen's Gate is filed under Document No. 20140227000182900.

Notice of Filing Dedicatory Instruments for Queen's Gate is filed under Document No. 20170801001016090.

Certificate for Recordation of Dedicatory Instrument of Queen's Gate Owners Association is filed under Document No. 20160324000347120.

The Bylaws of Queen's Gate Owners Association are filed under Document No. 2004-0077006.

Queen's Gate First Amended Bylaws are filed under Document No. 20070629000897240.

Notice of Termination of Development Rights for Queen's Gate is filed under Document No. 20120820001030120.

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

Affidavit pertaining to the Pool Rules for Queen's Gate is filed under Document No. 20171012001367330.

Queen's Gate Owners Association, Inc. Covenant Enforcement and Fine Policy is filed under Document No. 20190221000181550.

Queen's Gate Transfer Fee Policy is filed under Document No. 20191107001415600.

Queen's Gate Owners Association Amended Architectural Committee Guidelines are filed under Document No. 20190408000363370.

The below Queen's Gate Owners Association, Inc. Resolutions, Policies, and Guidelines are filed under Document No. 20201028001891580

- Violation Enforcement Resolution
- Billing Policy and Payment Plan Guidelines
- Records Retention Policy
- Records Inspection 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
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Payment Plan Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution

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
- Association Transfer Fee - \$100.00
- Working Capitalization Fee - \$100.00

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 11 day of November, 2021.

Queen's Gate Owners Association, Inc.

By: 
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

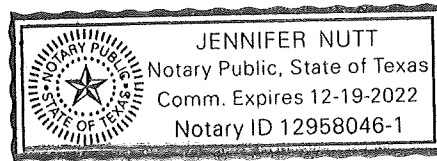
County of Bexar §

This instrument was acknowledged and signed before me on 11

November, 2021 by Sally Smith, representative of Spectrum Association Management, the Managing Agent of Queen's Gate Owners Association, Inc., on behalf of said association.

Jennifer Nutt
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
11/12/2021 10:40:49 AM
\$38.00 DFOSTER
20211112002315500

Stacey Kemp