

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
COMMUNITY ASSOCIATION OF COUNTRY COLONY EAST

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 Montgomery §

1. Name of Subdivision: Country Colony East
2. Subdivision Location: Montgomery
3. Name of Homeowners Association: Community Association of Country Colony East
4. Recording Data for Association:

Plat Section 1 is recorded under Document No. 2016057828  
Plat Section 2 is recorded under Document No. 2023006691  
Plat Section 3 is recorded under Document No. 7802235  
Plat Section 4 is recorded under Document No. 2017039990  
Plat Section 5 is recorded under Document No. 2017093213  
Plat Section 6 is recorded under Document No. 2019022383  
Plat Section 7 is recorded under Document No. 2021038278

5. Recording Data for Declaration and any amendments:

Bylaws are recorded under Document No. 2017076105  
Amendment to Bylaws is recorded under Document No. 2018046664  
DCCR's are recorded under Document No. 2017068504  
DCCR's Section 3 is recorded under Document No. 7812882  
First Amendment to DCCR's Section 3 is recorded under Document No. 7826534  
Supplementary DCCR's Section 4 is recorded under Document No. 2017076627  
Supplementary DCCR's Annexation of Section 5 is recorded under Document No. 2018061079  
Supplementary DCCR's Annexation of Section 6 is recorded under Document No. 2019063817  
Supplementary DCCR's Annexation of Section 7 is recorded under Document No. 2021071916

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

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 (for Builder sells only) = \$120.00
  - Rush for Statement of Account (for Builder sells only):
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account (for Builder sells 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 28<sup>th</sup> day of June, 2024.

Community Association of Country Colony East

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

State of Texas §

County of Bexar §

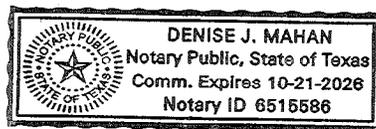
This instrument was acknowledged and signed before me on this 28<sup>th</sup> day of

June, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Community Association of Country Colony East, 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**



**E-FILED FOR RECORD**

06/28/2024 04:28PM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**06/28/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas