

PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR
HILLS OF RIVER MIST 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: Hills of River Mist
2. Subdivision Location: San Antonio, TX
3. Name of Homeowners Association: Hills of River Mist Homeowners Association, Inc.
4. Recording Data for Association: Plats are saved at the county under Volume 9567, Pg 178; Volume 9577, Pg 101; Volume 9642, pg. 93; Volume 9568, pg. 117 and 118; Volume 9571, pg. 107; Volume 9582, pg.1.
5. Recording Data for Declaration and any amendments: Documents are filed at the county:
Declaration of Covenants, Conditions and Restrictions filed under LT2-11713-2252-37
Second Amendment to the Covenants Conditions and Restrictions filed under LT 2-12480-1254-3
Amendment to the Declaration filed under Document #20110233152
Amendment to the Declaration filed under Document #20060126389
3rd Supplemental Declaration for Annexation of The Arbors at River Mist into Hills of River Mist filed under Doc# 20070285318
6th Supplemental Declaration filed under #20120249031
Supplemental Declaration of Unit 2 and Additional Restrictions on Certain Lots Within Hills of River Mist filed under Doc#20060038148.
Supplemental Declaration Annexation of the Hills of River Mist Unit 3 filed under Doc# 20060221108
4th Supplemental Declaration Annexing Unit 4 filed under Doc 20080025790
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The following resolutions are filed with the county under document number 20150182773:

Policy Manual of 2012 filed under Book 15316 page 163

Notice of Filing of Dedicatory Instruments for The Hills of River Mist Unit 1

Articles of Incorporation filed Oct. 13, 2005

Bylaws of 10/14/2005

Notice of Filing Dedicatory Instruments Regarding Architectural Control Authority Design Standards

Resolution for Forced Maintenance Policy filed with Bexar County under Document number 20160076828, Volume 17820, Page 328.

Collection Policy dated 3/8/2016 if filed under Doc No. 20160087979

The below Hills of River Mist Homeowners Association, Inc. Resolutions, Policies, and Guidelines are filed under Document No. 20180204514.

Billing Policy and Payment Plan Guidelines

Records Retention Policy

Records Inspection Policy

Membership Voting Policy

E-Mail Registration Policy

Religious Item Display

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Devices Guidelines

Flag Display Guidelines

Drought-Resistant Landscaping and Natural Turf Guidelines

Conflict of Interest Policy

Electronic and Telephonic Action Policy

Standby Electric Generators Guidelines

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 1st day of November, 2021.

Hills of River Mist Homeowners Association, Inc.

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

State of Texas §

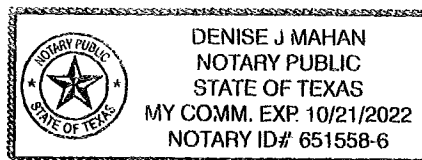
County of Bexar §

This instrument was acknowledged and signed before me on 1st
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Hills of River Mist 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



File Information

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

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**** 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 10:13 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk