

PROPERTY OWNERS' ASSOCIATION 9TH AMENDED MANAGEMENT CERTIFICATE FOR

WESTOVER PLACE 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: Westover Place Subdivision
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Westover Place Homeowners Association, Inc.
4. Recording Data for Association: Plats are filed at Bexar County:
Unit 2 filed under Vol. 9554, pg 151; Unit 3 filed under Vol. 9557, pg. 131
Unit 4 filed under Vol. 9561, Pg. 131; Unit 4 filed under Vol. 9561, pg. 130
5. Recording Data for Declaration: Filed at Bexar County
Unit 1: Declaration is filed under Doc# 20020256001
 Supplemental Declaration filed under Doc# 20020256147, Book 9248
Unit 2: Modification of Declaration and Supplemental Declaration, Unit 2,
 Filed under Doc. 20020378589, Vol. 9484
Unit 3: Notice of Annexation filed under Doc# 20040045040, Book 10600
Unit 4: Notice of Annexation filed under Doc# 20040216457
Unit 5: Notice of Annexation Filed under Doc# 20040216458
6. Bylaws are filed at the County under Doc# 20040059369, Vol.10631, pg. 2190
First Amendment to the Bylaws signed 1/29/2015 are attached to this Certificate.

Articles of Incorporation: Filed with the Secretary of State of Texas on 2/5/2002
and attached to Book 15293, pg. 1682.

Residential Design Guidelines filed under Doc# 20090036105

Listed Resolutions/Policies: all are filed under Book 15293, pg. 1682
No. 2010318 Trash Cans signed 3/23/2010
No. 2010317 Trailers signed 3/23/2010
No. 2010316 Holiday Lighting and Outdoor Holiday Lighting signed 2/23/2010

No. 20090817 Forced Maintenance Policy signed 8/12/2009
No. 2009001 Safety Committee signed 2/26/2009
No. 2008001 Collection Policy effective 1/1/2008
No. 2008002 Violation Policy signed 12/6/2008
No. 2006-04 Architectural Control Committee signed 1/21/2006
Policies signed 12/6/2011
Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Collection Resolution V
Violation Resolution
Architectural Guidelines for Solar Panels, Flags and Flag Poles, Roof Shingles, Rain Barrels, and Religious Displays

Policies signed 9/12/2013 are filed under Document Number 20150021854:
Collection Policy, Violation Policy, Record Retention Policy, Records Inspection Policy
Payment Plan Policy, Email Registration Policy, Membership Voting Policy
Guidelines for Drought Resistant Landscaping and Natural Turf, Conflict of Interest Policy
Guidelines for Flag Display, Religious Items Display Guidelines, Solar Energy Device Guidelines
Roofing Material Guidelines, Rainwater Collection Guidelines, Application of Payments Policy

The following resolution dated 12/14/2016 is filed under Document No. 20170007253:
Trash Can Violation Enforcement Resolution, Trash Can Violation Enforcement Procedure

The following resolution is filed under Document No. 201720220652:
Billing Policy and Payment Pan 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 29th day of October, 2021.

Westover Place Homeowners Association, Inc.

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

State of Texas §

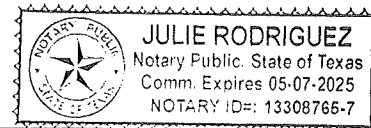
County of Bexar §

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

Management, the Managing Agent of Westover Place 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**

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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 2:40 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk