

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
KRIEWALD PLACE 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: Kriewald Place
2. Subdivision Location: Kriewald Road and Krie Trail
3. Name of Homeowners Association: Kriewald Place Association, Inc.
4. Recording Data for Association: Plats are in the following locations in Bexar County Records:
Volume 9555, Page 156; Volume 9558, Page 72; Volume 9561, Page 160; Volume 9569, Pages 23-25; Volume 9581, Pages 207-208; Volume 9628, Pages 22-23.
5. Recording Data for Declaration and any amendments:
 - Articles of Incorporation of Kriewald Place Association, Inc. filed on or about May 17, 2004, Official Records of Bexar County, Volume 10744, Page 164 et seq.
 - Bylaws of Kriewald Place Association, Inc. filed on or about May 17, 2004, Official Records of Bexar County, Volume 10744, Page 169 et seq.
 - Annexation and Declaration of Covenants, Conditions, and Restrictions for Kriewald Road Unit 2 & 3 filed on or about July 24, 2004, Official Records of Bexar County, Volume 10881, Page 1091 et seq.
 - Annexation and Declaration of Covenants, Conditions, and Restrictions for Kriewald Road Subdivision Unit 4, 2nd Filing filed on or about March 6, 2007, Official Records of Bexar County, Volume 12734, Page 213 et seq.
 - Annexation and Declaration of Covenants, Conditions, and Restrictions for Kriewald Road Subdivision Unit 5, filed on or about July 10, 2009, Official Records of Bexar County, Volume 14074, Page 2265 et seq.
 - Annexation and Declaration of Covenants, Conditions, and Restrictions for Kriewald Road Subdivision Unit 6 filed on or about October 21, 2011, Official Records of Bexar County, Volume 15188, Page 1752 et seq.
 - First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Kriewald Road, Unit 1 filed on or about April 21, 2010, Official Records of Bexar County, Volume 14444, Page 1506 et seq.
 - Community Manual (includes Articles of Incorporation, Bylaws, Solar Device and Energy Efficient Policy, Rainwater Harvesting System Policy, Flag Display and Flagpole

Installation Policy, Display of Certain Religious Items Policy, Assessment Collection Policy, Records 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) filed on or about December 30, 2011, Official Records of Bexar County, Volume 15294, Page 929 et seq.

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

The following Resolutions, Policies and Guidelines are filed under Document No. 20170120465:

- 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 Payment Policy
- Violation Enforcement Resolution
- Violation Schedule
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement
- Fine and Enforcement Resolution
- Violation Procedure – New Violation
- Violation Procedure Repeat Violation
- Forced Maintenance and Forced Mow Policy
- Forced Maintenance and Forces Mow Procedure

Kriewald Place Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20180158222.

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 25th day of October, 2021.

Kriewald Place Association, Inc.

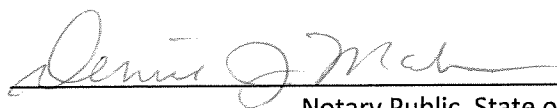
By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

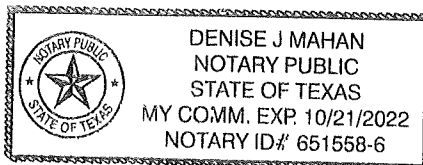
This instrument was acknowledged and signed before me on 25th,
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Kriewald Place Association, Inc., on behalf of said association.



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: 10/27/2021 3:53 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk