

PROPERTY OWNERS ASSOCIATION 11th AMENDED MANAGEMENT CERTIFICATE FOR
BIG SPRINGS 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 Bexar §

1. Name of Subdivision: Big Springs
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Big Springs Owners Association, Inc.
4. Recording Data for Association: Plat records are recorded in Bexar County
Phase 1A Unit 1, Phase 1B Unit 1, Phase 1C Unit 1
filed as Volume 9532, pgs. 129-140.
Unit 2A, Volume 9544, pgs. 91-92
Unit 2B, Volume 9544, pgs. 210-212
Unit 2C, Volume 9545, pgs. 197-198
Unit 3A, Volume 9549, pgs. 178-180
Unit 4A, Volume 9558, pgs. 79-80
5. Recording Data for Declaration and any amendments: 2nd Restated Stone Oak Master Plan
Doc. 20050190573, Vol. 11591, pg 374, filed 8/19/2005

Declaration of Covenants and Conditions filed at
Bexar County Clerk of Court:

Phase 1 Unit 1	Vol 6521 pg. 1045
Phase 1B Unit 1	Vol. 6521 pg. 1074
Amendment to Phase 1B Unit 1	Vol. 6909 pg. 1508
Phase 1 C Unit 1	Vol. 6521 pg. 1112
Unit 2A	Vol. 8079 pg. 273
Unit 2B	Vol. 8268 pg. 895
Unit 2C	Vol. 8286 pg. 1028
Unit 3A	Vol. 8717 pg. 579
Unit 4A	Vol. 10312 pg. 1172
Special Warranty Deeds	Vol. 8268 pg. 935
	Vol. 8268 pg. 89
	Doc 99-0148576

Bylaws are filed at Bexar County on 11/25/2002, Book 9688, pg. 1846

Articles of Incorporation are filed with the Secretary of State of Texas on 6/29/1995

Big Springs Owners Association Resolution Regarding Amendment to the Declaration of Covenants, Conditions and Restrictions for Phase 1A Big Springs P.U.D. Unit 1 is filed at the county under Document No. 20190080511.

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

Resolutions and Policies filed under Book 15216, pg. 1075
Maintenance Policy signed 12/14/2009
Collection Policy effective 7/1/2009
Violation Policy effective 7/1/2009
Fine Policy effective 9/9/2010
Parking Policy effective 9/9/2010
Traffic and traffic Citation Policy effective 12/14/2009
Resolution of the Board to adopt Initial Rules and Regulations signed 6/11/1997
Pool Rules and Guidelines
Pool Party Rules and Guidelines
Record Retention Policy
Record Inspection Policy
Payment Plan Policy
Membership Voting Policy
Email Registration Policy
Guidelines for Roof Shingles, Solar Panels, Flags and Poles, Rain Barrels and Religious Symbols

Resolutions/Policies/Guidelines: All policies are attached to and filed under Document No. PI2-20130241445-28.

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
Guidelines for Land Use of Adjacent Lots

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
- Capitalization Fee (Hills) = \$306.67
- Capitalization Fee (Villages in the Glen) = \$200.00
- Capitalization Fee (Cactus Bluffs) = \$396.67

File Information

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

Document Number: 20250028822
Recorded Date: February 19, 2025
Recorded Time: 8:52 AM
Total Pages: 5
Total Fees: \$37.00

**** 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: 2/19/2025 8:52 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk