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

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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:

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

> 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

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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:

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- Administrative Transfer Fee \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - O 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

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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 day of he broam, 2025.
Big Springs Owners Association, Inc.
By: Suly Well
Shelby Welch (of Spectrum Association Management), Managing Agent
State of Texas §
County of Bexar §
This instrument was acknowledged and signed before me on
February 2025 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of Big Springs Owners 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

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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