

PROPERTY OWNERS ASSOCIATION 8<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**CULLEN COUNTRY 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 Hays §

1. Name of Subdivision: Cullen Country
2. Subdivision Location: Hays County
3. Name of Homeowners Association: Cullen Country Homeowners Association, Inc.
4. Recording Data for Association: See Exhibits A attached to the Declarations:  
Doc# 03022582, Vol. 2267, Pg. 540  
Doc# 03022583, Vol. 2267, Pg. 574
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Cullen Country filed at Hayes County:  
Doc# 03022582, Vol. 2267, pg. 540  
for Maribel Cullen filed at Hays County:  
Doc# 03022583, Vol. 2267, pg. 574  
Notice of Annexation of Common Area (Restriction)  
filed on Dec. 9, 2009 under Volume 3787, pg 476.  
Second Declaration of Annexation is attached to and  
filed under Instrument # 2014-14000276.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Violation and Fine Policies implemented 7/1/2006 and filed under Doc# 2011-11003341 on 2/14/2011.

Bylaws Certified on 11/13/2003 and filed under Doc# 2011-11003341 on 2/14/2011

The Amendment to the Bylaws signed on 5.7.2014 is filed under Instrument Number 2014-14017128.

Articles of Incorporation Filed on 11/13/2003 with the Secretary of State of Texas and filed under Doc# 2011-11003341 on 2/14/2011.

Force Maintenance Resolution is filed under Instrument Number 2012-12010102.

Resolutions/Policies:

All policies listed below are filed under Doc# 11029111 Bk OPR, Vol 4242, Pg. 351:

Administrative Resolution No. 20110216

Collection Policy signed 2/16/2011

Administrative Resolution No. 20110217

Violation Policy signed 2/21/2011

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Collection Policy

Architectural Guidelines:

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

All guidelines are attached to and filed with the Management Certificate filed under

Doc# 11029111 Bk OPR, Vol 4242, Pg. 351

Resolutions/Policies/Guidelines: All policies are attached to and filed under Instrument # 2014-14000276

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

Cullen Country Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines dated 9/26/2017 are filed under Document No. 17034806

Updated mailing address was filed under Document No. 19043100.

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](http://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 21<sup>st</sup> day of October, 2021.

Cullen Country Homeowners Association, Inc.

By:   
Belinda Moreno (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 21st,

October, 2021 by Belinda Moreno, representative of Spectrum Association

Management, the Managing Agent of Cullen Country Homeowners Association, Inc., on behalf of said association.

Denise 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**

