

**PROPERTY OWNERS' ASSOCIATION 14TH AMENDED MANAGEMENT CERTIFICATE FOR
SUMMERFIELD 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: Summerfield
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Summerfield Homeowners Association, Inc.
4. Recording Data for Association: All plat records are recorded at Bexar County.
Unit 1: Volume 9526, Pgs 109-110, Unit 1A: Volume 9527, Pg 126,
Unit 1C: Volume 9534, Pg 75, Unit 2: Volume 9526, Pg 111
Unit 3: Volume 9526, Pg 126, Unit 3A: Volume 9528, Pg 142
Unit 3B: Volume 9528, Pg 93, Unit 3C: Volume 9528, Pg 199
Unit 3E: Volume 9526, Pg 158, Unit 3F: Volume 9550, Pg 44
Unit 4: Volume 9532, Pg 95, Unit 4A: Volume 9537, Pg 1
Unit 4B: Volume 9540, Pg 134, Unit 4C: Volume 9542, Pg 28
5. Recording Data for Declaration:
Unit 1: Declaration of Covenants, Conditions and Restrictions and Annexation executed
8/23/1993, Volume 5770, pg. 477.
Unit 1A: Declaration of Covenants, Conditions and Restrictions and Annexation executed
12/2/1993, Volume 5882, pg. 1022.
Unit 1C: Declaration of Covenants, Conditions and Restrictions and Annexation executed
5/29/1996, Volume 6773, pg 910.
Unit 2: Declaration of Covenants, Conditions and Restrictions and Annexation executed
4/13/1993, Volume 5627, pg 1492.
Units 3A and 3B: Declaration of Covenants, Conditions and Restrictions and Annexation executed
4/26/1994, Volume 6059, pg 1897.
Unit 3C: Declaration of Covenants, Conditions and Restrictions and Annexation executed
8/24/1994, Volume 6179, pg 757.
Units 3 and 3E: Declaration of Covenants, Conditions and Restrictions and Annexation executed
5/17/1993, Volume 5661, pg 1648.
Unit 4: Declaration of Covenants, Conditions and Restrictions and Annexation executed
8/30/1995, Volume 6523, pg 156.
Unit 4A: Declaration of Covenants, Conditions and Restrictions and Annexation executed
5/6/1997, Volume 7080, pg 1204.
Unit 4B: Declaration of Covenants, Conditions and Restrictions and Annexation executed
6/30/1998, Volume 7531, pg 1357.
Unit 4C: Declaration of Covenants, Conditions and Restrictions and Annexation executed
11/30/1998, Volume 7731, pg 1620.
Units 3A, 3B and 3F:
Amendments: Amendment to the Declaration Unit 4 recorded in Book D, Volume 6777,
pg. 1676.

First Amendment to the Declaration for Unit 3A and 3B and Annexation of Unit 3F executed 2/23/2001, Volume 0876, Pg. 485.

Amended Declaration for Summerfield, Unit 1PUD Also Known as Voelcker Ranch Units 1,1A,1C,2,3,3A,3B,3C,3E,3F,4,4A,4B,4C and Annexation to Summerfield Homeowners Association is filed at the county under Doc# 20130067726, Book 16037, pg. 913 on 4/5/2013

6. Articles of Incorporation, Bylaws, Restated Bylaws; First, Second and Third Amendment to the Bylaws filed with Document # 20060294783-1, Volume 12561, pgs. 1929-46.
7. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners association:

Resolutions/Policies:
All policies are attached to and filed with
the Certificate filed under Doc# 20110207276.

Notice of Filing of Statement of Towing
Policy, Resolution of the Board of Directors
and Statement of Association Street Policy
signed and certified 7/30/2008
filed under Doc# 20080164558, Vol. 13614
pg. 2479.

Forced Maintenance Resolution Effective 7/10/2012 is attached to and filed under
Doc# 20120156403-6.

Resolution No. 2008001 Towing Policy Effective 1/1/2008

Resolution of the Board of Directors Assessment Collections Effective 12/30/1999

Resolution No. 1 Criteria for Microwave and Satellite Dishes 8/16/1995.

Resolution No. 2 Criteria for Design and Placement of Basketball Goals 8/16/1995.

Resolution Regarding Assessment Collections 12/10/2004.

Administrative Resolution No. 2005002 Violation Policy effective 6/15/2006

Administrative Resolution No. 2009001 Collection Policy effective 1/1/2009:
Record Retention Policy, Records Inspection Policy, Payment Plan Policy
Email Registration Policy, Membership Voting, Collection Policy

Guidelines: Architectural Guidelines for:
All guidelines for Solar Panels, Flag Poles, Rain Barrels and Religious Symbol Displays
are attached to and filed with the Certificate filed under Doc# 20110207276 on 11/21/2011

The following Resolutions and Guidelines are filed under Book# 16363, page 1665:
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 resolutions are filed under Document # PI2-20150214746-10:
Payment Plan Policy, Standby Electric Generators Guidelines, Electronic and Telephonic Action
Policy

Resolution of the Board of Directors of Summerfield Homeowners Association, Inc. Parking and Towing Policy is filed under Document 20170243129.

Summerfield Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20180116572.

Summerfield Homeowners Association, Inc. Resolution of the Board of Directors pertaining to the Parking and Towing Policy is filed under Document No. 20190045113

Summerfield Homeowners Association, Inc. Pool Rules and Guidelines are filed under Document No. 20200028732

Summerfield Homeowners Association, Inc. Pool Rules and Guidelines with Covid-19 updates are filed under Document No. 20200113973.

The below Summerfield Homeowners Association, Inc. Resolutions and Policies are filed under Document No. 20200297063:

- Resolution of The Board of Directors pertaining to the Parking and Towing Policy
- Violation Enforcement Resolution

8. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro, Suite 318
San Antonio, TX 78232
(210) 494-0659 Fax: (210) 494-0887
contact@spectrumam.com

9. 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 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 27 day of October, 2021

Summerfield Homeowners Association, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management) Managing Agent

State of Texas §

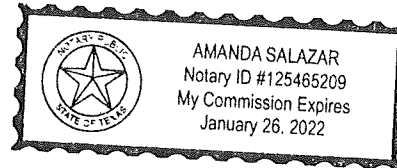
County of Bexar §

This Instrument was acknowledged and signed before me on 27th
October, 2021 by Shelby Schilleci, representative of Spectrum

Association Management, LP, the Managing Agent for Summerfield Homeowners Association, Inc. on behalf of said Association.

[Signature]
Notary Public, State of Texas

After Recording Return To:
Spectrum Association Management, LP
Attn: Transitions
17319 San Pedro, #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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Recorded Date: October 28, 2021
Recorded Time: 8:36 AM
Total Pages: 5
Total Fees: \$38.00

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**** 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: 10/28/2021 8:36 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk