

PROPERTY OWNERS ASSOCIATION 4<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**LEGACY TRAILS COMMUNITY CENTER, 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:    Legacy Trails Community Center
2.     Subdivision Location:   Bexar County
3.     Name of Homeowners Association: Legacy Trails Community Center, Inc.
4.     Recording Data for Association: Community Center Plats filed under Doc #s 19619 & 154669.
5.     Recording Data for Declaration and any amendments: Bylaws; Amended and Restated Bylaws; First Amendment to Amended and Restated Bylaws are filed under Book 16882, Page 1942.

Articles of Incorporation filed with the Secretary of State of Texas are filed under Book 16882, Page 1942

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

Swimming Pool Rules and Regulations and Guidelines are filed under Book 16882, Page 1942

The below Legacy Trails Community Center, Inc. policy and guidelines are filed under Document No. 20160030577, Book 17702, Page 2102:

- Electronic and Telephonic Action Policy
- Payment Plan Policy
- Standby Electric Generators Guidelines
- Solar Energy Device Guidelines
- Uncurable Violation Enforcement Resolution

Legacy Trails Community Center, Inc. Pool & Park Rules are filed under Document No. 20190105852.

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:

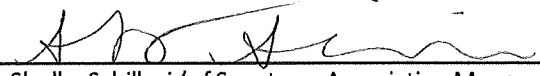
- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- 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 27 day of October, 2021.

Legacy Trails Community Center, Inc.

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

State of Texas §

County of Bexar §

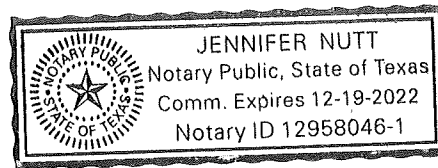
This instrument was acknowledged and signed before me on 27

October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Legacy Trails Community Center, Inc., on behalf of said association.

Jennifer Nutt  
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**

**Document Number:** 20210307592  
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**Total Fees:** \$34.00

**\*\* 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: 11/3/2021 8:32 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk