

PROPERTY OWNERS ASSOCIATION 4<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**PLEASANTON FARMS 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: Pleasanton Farms (Esperanza)
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Pleasanton Farms Homeowners Association, Inc.
4. Recording Data for Association: Plat is filed at the County under Volume 9654, pages 153-154 and Volume 9656 page 194.
5. Recording Data for Declaration and any amendments: Declaration is filed at the county under document number 20160034979, Volume 17713, Page 1457.

Declaration of Covenants, Conditions and Restrictions is filed at the county under document number 20190145740, Volume 17713, Page 1457.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
  - Bylaws are recorded with the county under Document number 20140193124, Volume 16951 Page, 1778.
  - Articles of Incorporation are recorded with the county under Document number 20070082092.
  - Billing Policy and Payment Plan Guidelines dated 2/10/2017 are filed under Document Number 20170033368.

Violation Enforcement and Fining Resolutions for the Pleasanton Farms Homeowners Association, Inc. dated 7/21/2017 are filed under Document No. 20170147952.

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 11<sup>th</sup> day of November, 2021.

Pleasanton Farms Homeowners Association, Inc.

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

State of Texas §

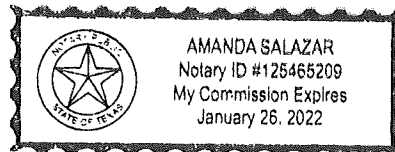
County of Bexar §

This instrument was acknowledged and signed before me on 11<sup>th</sup>  
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Pleasanton Farms Homeowners Association, Inc., on behalf of said association.

Amanda Salazar  
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:** 20210316467  
**Recorded Date:** November 12, 2021  
**Recorded Time:** 10:17 AM  
**Total Pages:** 4  
**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: 11/12/2021 10:17 AM



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