

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
SIERRA WEST SECTION 1 PROPERTY 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 Hays §

1. Name of Subdivision: Sierra West
2. Subdivision Location: Hays County
3. Name of Homeowners Association: Sierra West Section 1 Property Owners Association, Inc.
4. Recording Data for Association: Plat filed under Volume 9, pgs.255-256.
5. Recording Data for Declaration and any amendments: Declarations for Sierra West Section 1 Subdivision recorded in Document No. 00019820

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sierra West Section 1 filed under Document No. 01018735

Amended Declaration of Covenants, Conditions and Restrictions and additional Covenants are filed under Document No. 13021616, Volume 4678, pg. 483

Notice of Addition of Land to the Declaration of Covenants, Conditions and Restrictions for Sierra West Section II filed under Document No. 00029870

Notice of Addition of Land for Sierra West Section III and Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Sierra West Section I, as Amended filed under Document No. 01029949

Notice of Addition of Land to the Declaration of Covenants, Conditions and Restrictions for Sierra West Section 1-A, as Amended filed under Document No. 02017790

Notice of Addition of Land to the Declaration of Covenants, Conditions and Restrictions for Sierra West Section 4-A, as Amended filed under Document No. 02017789

Notice of Addition of Land to the Declaration of Covenants, Conditions and Restrictions for Sierra West Section 4-B, as Amended filed under Document No. 03022755

Amended Bylaws are filed under Instrument No. 2016-16002603

Rules and Regulations are filed under Instrument No. 2016-16002603

Second Amended Declaration of Covenants, Conditions and Restrictions are filed under Instrument No. 18038545

Articles of Incorporation was filed on November 27, 2000.

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

Assessment Collection Policy is filed under Instrument No. 2016-16014387

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:

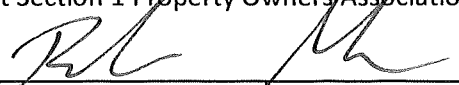
- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement 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 21st day of October, 2021.

Sierra West Section 1 Property Owners 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 Sierra West Section 1 Property 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

