

PROPERTY OWNERS ASSOCIATION 2<sup>nd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**HUNTERS CHASE (BAYTOWN) 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 Chambers       §

1.      Name of Subdivision:                Hunters Chase
2.      Subdivision Location:                Chambers County
3.      Name of Homeowners Association:    Hunters Chase (Baytown) Homeowners' Association, Inc.
4.      Recording Data for Association:    Hunters Chase, Section One is filed in Book 01, Volume 491, starting on Page 839 with Chambers County.

Annexation of Hunters Chase, Section Three is filed in Book 02, Volume 584, starting on Page 647 with Chambers County.

Hunters Chase, Section One (1), plat recorded under file No. 1467-B Volume "B" Page 172

Hunters Chase, Section Two (2), plat recorded under file No. 6007-B Volume "B" Page 193

Hunters Chase, Section Three (3), plat recorded under file No. 8207-B Volume "B" Page 228

Hunters Chase, Section Four (4), plat recorded under file No. 10223-S Volume "A" Page 245

5.      Recording Data for Declaration:

Second Amended Bylaws are filed in Document No. 2014 96849, or Volume 1517, starting on Page 721 with Chambers County.

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

Declaration of Covenants, conditions and Restrictions for Hunters Chase, Section One, were recorded March 22, 2000, under file No. 2011 B, Volume 191, Page 839

Declaration of Annexation for Hunters Chase, Section Two, were recorded October 3, 2001, under file No. 6905-B, Volume 518, Page 754

Declaration of Annexation for Hunters Chase, Section Three, were recorded October 24, 2002, under file No. 8469-B, Volume 584, Page 647

Declaration of Annexation for Hunters Chase, Section Four, were recorded December 18, 2003, under file No. 10856-S, Volume 666, Page 539

Supplement to Governing Documents for Hunters Chase (Baytown) Homeowners' Association, Inc. First Amendment to By-laws of Hunters Chase (Baytown) Homeowners' Association, Inc. recorded March 2, 2006, under file No. 12617, Volume 816, Page 10

Restrictions and Architectural Guidelines are filed in Book 03, Volume 605, starting on Page 367 with Chambers County.

Affidavit Regarding Authenticity of Documents is filed under Document No. 2014 95116 or Volume 1501 and Page 613.

Document Production and Copying Policy is filed under Document No. 2014 96036 or Volume 1509 and Page 381.

Resolution pertaining to each transfer of home ownership filed under Document No. 2016 109860 or Volume 1627 and Page 514.

Billing Policy and Payment Plan Guidelines are filed under Document No. 2018-129429

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
- Seller Transfer Fee - \$50.00
- Buyer Transfer Fee - \$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

Hunters Chase (Baytown) Homeowners' Association, Inc.

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

State of Texas §

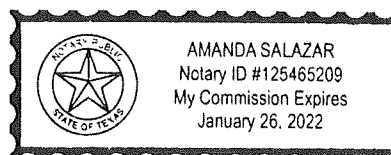
County of Bexar §

This instrument was acknowledged and signed before me on 27<sup>th</sup>  
October, 2021 by Shelby Schilleci, representative of Spectrum

Association Management, the Managing Agent of Hunters Chase (Baytown) Homeowners' Association, Inc., on behalf of said Association.

[Signature]  
Notary Public, State of Texas

**After Recording Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



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Heather H. Hawthorne

