



PROPERTY OWNERS ASSOCIATION 3<sup>rd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**SHADOW POINTE 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 Williamson   §

1.     Name of Subdivision:           Shadow Pointe
2.     Subdivision Location:         Williamson County
3.     Name of Homeowners Association: Shadow Pointe Homeowners Association, Inc.
4.     Recording Data for Association: Document No. 2006020074, Plat Records Williamson County, Texas.
5.     Recording Data for Declaration and any amendments: Community Charter for Shadow Pointe Document No. 2006020074. On or about March 14, 2006 Real Property Records of Williamson County, Texas, together with any other filings of records (if any).

Amendment of Rules and Regulations of Shadow Pointe Homeowners Association, Inc. are filed under Document No. 2014009719

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

Articles of Incorporation are filed under Document No. 2011086724

Design Guidelines & Aesthetic Standards are filed under Document No. 2006020074

Amendment of Design Guidelines of Shadow Pointe Homeowners Association, Inc. are filed under Document No. 2014032232

Bylaws are filed under Document No. 2016116467

Delinquent Assessment Policy dated 12/3/2016 are filed under Document No. 2016116467

Update Mailing Address and Contact Information was filed under Document No. 2019094595.

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 20 day of October, 2021.

Shadow Pointe Homeowners Association, Inc.

By:   
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

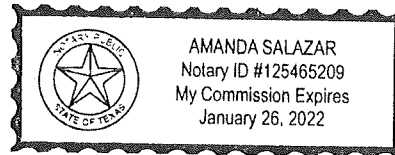
County of Bexar §

This instrument was acknowledged and signed before me on 20  
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Shadow Pointe Homeowners Association, Inc., on behalf of said  
association.

  
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Notary Public, State of Texas

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



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2021163415

PMC Fee: \$34.00  
10/26/2021 12:02 PM DLAM



  
Nancy E. Rister, County Clerk  
Williamson County, Texas