

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
Post Oak One 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 Hays §

1. Name of Subdivision: Post Oak One
 2. Subdivision Location: Hays County
 3. Name of Homeowners Association: Post Oak One Homeowners Association, Inc.
 4. Recording Data for Association: Plat Map for Post Oak, Phase One is recorded in Volume 11, Pgs. 111 through 113.
- Assignment and Assumption of Declarant's Rights is filed under Document No. 2012-12008880.
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and restrictions for Post Oak, Phase One is filed under Document No. 03031641.
 6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Articles of Incorporation of Post Oak One are filed under Document No. 800206782.

Bylaws of Post Oak One are filed under Document No. 12028522.

Amendment to Bylaws is filed under Instrument No. 18019978.

Supplemental notice of Dedicatory Instruments pertaining to the below are filed under Instrument No. 18023393:

- Collection Policy
- Governing Documents Enforcement and Fine Policy

Post oak One Community Manual is filed under Document No. 2015-15005205.

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.

Post Oak One Homeowners 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 Post Oak One Homeowners 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

