

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
LONE STAR TRAILS HOMEOWNERS' ASSOCIATION

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 Midland §

1. Name of Subdivision: Lone Star Trails
2. Subdivision Location: Midland County
3. Name of Homeowners Association: Lone Star Trails Homeowners' Association
4. Recording Data for Association: Lone Star Trails, Section 1, Lots 12-19 all inclusive, Block 1; Lots 8-36 all inclusive, Block 2; Lots 1-8 all inclusive, Block 3; Lots 1-15 all inclusive, Block 4; Lots 1-8 all inclusive, Block 5 are filed under Document No. 2014-22017, Cabinet J, Page 32.
5. Recording Data for Declaration: Declaration of Community Guidelines, Covenants, Conditions, and Restrictions for Lone Star Trails Section 1 is filed under Document No. 2014-29337.

Lone Star Trails Homeowner's Association Bylaws are filed under Document No. 2015-119941.

First Amended & Restated Bylaws of Lone Star Trails Homeowners' Association, Inc. are filed under Document No. 23790.

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

Lone Star Trails Homeowners' Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 9043.

Lone Star Trails Homeowners' Association, Inc. Violation Enforcement Resolution is filed under Document No. 24110.

Lone Star Trails Homeowners' Association Inc. Updated Violation Enforcement Resolution is filed under Document No. 2020-25995

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 20 day of October, 2021.

Lone Star Trails Homeowners' Association

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

State of Texas §

County of Bexar §

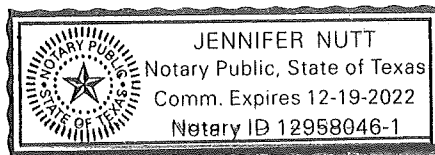
This instrument was acknowledged and signed before me on 20

October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Lone Star Trails Homeowners' Association, on behalf of said association.

Jennifer Nutt
Notary Public, State of Texas

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



**Midland County
Alison Haley
Midland County
Clerk**

Instrument Number: 32828

eRecording - Real Property

Recorded On: October 22, 2021 12:59 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

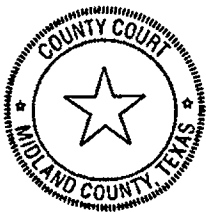
File Information:

Document Number: 32828
Receipt Number: 20211022000100
Recorded Date/Time: October 22, 2021 12:59 PM
User: Cristella G
Station: cc10295

Record and Return To:

Simplifile

TX



**STATE OF TEXAS
COUNTY OF MIDLAND**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Midland County, Texas.**

Alison Haley
Midland County Clerk
Midland County, TX