

PROPERTY OWNERS ASSOCIATION 3<sup>rd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**BARTON WOODS RESIDENTIAL 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 Montgomery    §

1.      Name of Subdivision: Barton Woods
2.      Subdivision Location: Montgomery
3.      Name of Homeowners Association: Barton Woods Residential Association, Inc.
4.      Recording Data for Association:

Plat Section 1 is recorded under File No. 2008068697  
Plat Section 2 is recorded under File No. 2008-098506  
Plat Section 3 is recorded under File No. 2018102308  
Plat Section 4 is recorded under File No. 2019004505  
Plat Section 4 is recorded under File No. 2019025857  
Amending Plat for Section 4 is recorded under File No. 2021078194

5.      Recording Data for Declaration and any amendments:

DCCR's are recorded under File No. 2008-082131  
First Amendment to DCCR's recorded under File No. 2010014939  
Second Amendment to DCCR's recorded under 2012041964.  
Third Amendment to DCCR's recorded under File No. 2015068585  
First supplementary DCCR's is recorded under File No. 2008-099400  
Second supplementary (Sec 3) DCCR's is recorded under File No. 2017079893  
Amended and Restated DCCR's is recorded under File No. 2018084619  
First Amendment to Amended and Restated DCCR is recorded under File No. 2019025848  
Second Amendment to Amended and Restated DCCR is recorded under File No. 2022149068

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

Community Manuel Recorded under Document No. 2019029460  
First supplement to Community Manuel recorded under Document No. 2022059628  
Declarant Removal and Appointment of Directors is recorded under Document No. 2019093897

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 (for Builder sells only) = \$120.00
  - Rush for Statement of Account (for Builder sells only):
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account (for Builder sells only):
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Capitalization Fee = \$705.00

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 4<sup>th</sup> day of November, 2025.

Barton Woods Residential Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

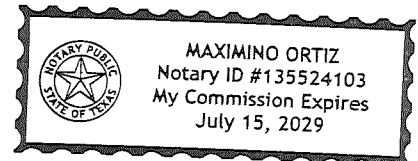
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on this 4<sup>th</sup> day of  
November, 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Barton Woods Residential Association, Inc., on behalf of said association.

Max Ortiz  
Notary Public, State of Texas



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