

PROPERTY OWNERS ASSOCIATION 7th AMENDED MANAGEMENT CERTIFICATE FOR
STONEGATE HILL AT WESTOVER HILLS 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 Bexar §

1. Name of Subdivision: Stonegate Hill
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Stonegate Hill at Westover Hills Homeowners Association, Inc.
4. Recording Data for Association: See Below
5. Recording Data for Declaration and any amendments: See Below

<u>Name of Subdivision</u>	<u>County Recording Data for Subdivision Declaration</u>		<u>County Recording Data for Plat in Map Records</u>	
	<u>File Date</u>	<u>Clerk File No</u>	<u>File Date</u>	<u>Clerk File No</u>
Stonegate Hill, Phase II	07/20/06	20060172280	08/19/05	20050190672
The Heights at Westover Hills Unit 1A	12/16/93	2573797	12/13/93	2570559
The Heights at Westover Hills Unit 1B	03/02/94	0038934	03/01/94	37302
The Heights at Westover Hills Unit 2A	05/20/94	0092343	05/19/94	91219
The Heights at Westover Hills Unit 2B	12/20/94	220690	12/16/94	219485
The Heights at Westover Hills Unit 3	11/12/96	0172264	11/20/95	175788
The Heights at Westover Hills Unit 4	07/05/95	0096372	06/30/95	94807

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

Articles of Incorporation are filed with the county under Volume 8267, Page 0351-0356

Bylaws are filed with the county under Volume 8267, Page 0357-0366.

Annexation of Unit 1 Volume 11241, Page 2230-223; Special Warranty Deed Volume 07116, Page 02074-02079; Notice of Filing of Dedicatory Instruments of Stonegate Hill @ Westover Hills Homeowners Association, Inc. Volume 15459, Page 1606-1611; Stonegate Hill@ Westover Hills Homeowners Association, Inc. Records Production and Copying Policy Volume 15231, Page 888-891; Stonegate Hill @ Westover Hills Homeowners Association, Inc. Document Retention Policy Volume 15231, Page 885-887; Stonegate Hill @ Westover Hills Homeowners Association, Inc.

Payment Plan Policy Volume 15231, Page 892-894; Stonegate Hill Homeowners Association, Inc. Guidelines for Roofing Materials Volume 15349, Page 662-663; Stonegate Hill Homeowners Association, Inc. Guidelines for Rainwater Recovery Systems Volume 15349, Page 664-665; Stonegate Hill Homeowners Association, Inc. Guidelines for Display of Flags Volume 15349, Page 666-678; Stonegate Hill Homeowners Association, Inc. Guidelines for Display of Certain Religious Items Volume 15349, Page 669-670; Stonegate Hill Homeowners Association, Inc. Guidelines for Solar Energy Devices Volume 15349, Page 671-672; Resolution Adopting Xeriscape Standards for The Stonegate Hill at Westover Hills Homeowners Association Volume 16361, Page 24-27.

Pool Rules dated May 1, 2016 are filed under Document Number 20160214054.

Billing Policy and Payment Plan Guidelines dated 10/17/2016 are filed under document number 20160246052.

Fine and Enforcement Resolution dated 2/16/2017 is filed under Document No. 20170031350

Stonegate Hill at Westover Hills Homeowners Association, Inc. Political Signage Policy is filed under Document No. 20180185813

Stonegate Hill at Westover Hills Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20190090356.

The below Stonegate Hill at Westover Hills Homeowners Association, Inc. Policies and Resolutions are filed under Document No. 20210103748.

- Tree Removal Policy
- Resolution Adopting Tree Removal Policy

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 1st day of November, 2021.

Stonegate Hill at Westover Hills Homeowners Association, Inc.

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

State of Texas §

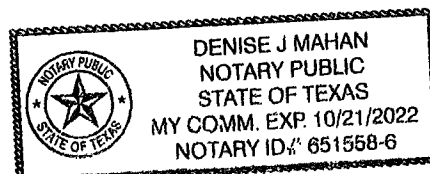
County of Bexar §

This instrument was acknowledged and signed before me on 1st
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Stonegate Hill at Westover Hills Homeowners Association, Inc., on behalf of said association.

Denise J Mahan
Notary Public, State of Texas

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



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Recorded Date: November 04, 2021
Recorded Time: 8:31 AM
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Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 8:31 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk