


MARY LOUISE NICHOLSON
COUNTY CLERK

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR
NTC ARCADIA PARK V 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 Tarrant §

1. Name of Subdivision: NTC Arcadia
2. Subdivision Location: Tarrant County
3. Name of Homeowners Association: NTC Arcadia Park V Homeowners Association, Inc.
4. Recording Data for Association: NTC Arcadia Park V Plat Maps are filed under Document No. D204246679.

Arcadia Park Phase V, Section 1 Plat Maps are recorded in Volume 15363, Page 55.

Plat maps for Arcadia Park Phase V, Section 2 are recorded in Volume 16457, Page 236.

5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Arcadia Park V Sections 1 and 2 are filed under Document No. D204245723.'

Bylaws of NTC Arcadia Park V Homeowners Association, Inc. are filed under Document No. D208350119.

First Amendment to The Bylaws of NTC Arcadia Park V Homeowners' Association, Inc. are filed within the Fifth Supplemental Certificate and Memorandum under Document No. D213216976.

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

NTC Arcadia Park V Homeowners Association, Inc Architectural Guidelines for Mailboxes are filed under Document No. D206293492.

The Architectural Control Committee Bulletin No. – Glass Storm Doors are filed under Document No. D210027792.

The below Policies are filed within the Second Supplemental Certificate and Memorandum under Document No. D211228667.

- Late Fee Waiver Policy
- Payment Plan Policy

The Late Fee Waiver Policy is filed within the Third Supplemental Certificate and Memorandum under Document No. D211311717.

The below Guidelines are filed within the Fourth Supplemental Certificate and Memorandum under Document No. D212031498.

- Guidelines for the Installation and Display of Flags and Flagpoles
- Guidelines for Rain Barrels/Collection Devices
- Guidelines for Religious displays
- Guidelines for Solar Energy Panels and Certain Roofing Materials.

The below NTC Arcadia Park V Homeowners Association, Inc. Policies, Guidelines, and Resolutions are filed under Document No. D221118868

- Billing Policy and Payment Plan Guidelines
- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Payment Plan Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution
- Guidelines for Land Use of Adjacent Lots

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:

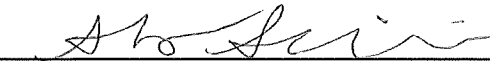
- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement 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
- Capitalization Fee - \$100.00

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 27 day of October, 2021.

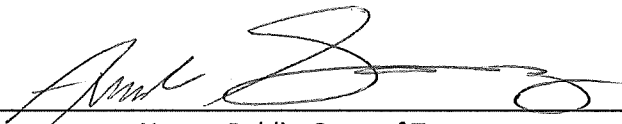
NTC Arcadia Park V Homeowners Association, Inc.

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

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27th
October, 2021 by Shelby Schilleci, representative of Spectrum Association
Management, the Managing Agent of NTC Arcadia Park V 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

