


MARY LOUISE NICHOLSON
COUNTY CLERK

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
REATA MEADOWS HOMEOWNER'S 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: Reata Meadows
2. Subdivision Location: Tarrant County
3. Name of Homeowners Association: Reata Meadows Homeowner's Association, Inc.
4. Recording Data for Association: Plat is filed at the County under Cabinet A, Slide 11922 or D204307925, Volume 17143, Page 32
5. Recording Data for Declaration: Declaration is filed under Instrument No. D207228149

Supplemental Declaration is filed under D213075865

Enforcement Policy is filed under Document No. D213075884

Certificate of Formation was filed in the office of the Secretary of State of Texas on May 29, 2007

Notice of Filing for Reata Meadows Homeowner's Association, Inc. containing the Bylaws is filed under Document No. D219162445

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

Dedicatory Instruments below:

Guidelines for Rainwater Recovery System are filed under Document No. D212077605

Guidelines for Display of Flags are filed under Document No. D212077606

Guidelines for Solar Energy Devices are filed under Document No. D212077604

Collection Policy is filed under Document No. D212077602

Policy for Priority of Payments is filed under Document No. D212077601

Policy for Records Production and Copying is filed under Document No. D212077603

Policy for Document Retention is filed under Document No. D212077600

Alternative Payment Schedule Guidelines for Certain Assessments are filed under Document No. D212077599

The below Reata Meadows Homeowner's Association, Inc. Policy and Guidelines are filed under Document No. D219115816:

- 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
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution
- Violation Enforcement Resolution

Reata Meadows Homeowner's Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. D219116658

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 27th day of October, 2021.

Reata Meadows Homeowner's Association, Inc.

By: [Signature]
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 Reata Meadows Homeowner's Association, Inc., on behalf of said association.

[Signature]

Notary Public, State of Texas

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

