

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR Pg: 1/3

BRIARSTONE ESTATES 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 Rockwall §

1. Name of Subdivision: Briarstone Estates
2. Subdivision Location: Rockwall County
3. Name of Homeowners Association: Briarstone Estates Homeowners Association
4. Recording Data for Association: Lots 1-23, 25-66 of Block A; Lots 1-5, 7-44 of Block B; Lots 1-20 of Block C; Lots 1-14 of Block D; Lots 1-12 of Block E; Lots 1-10 of Block F, according to the plat thereof recorded in Cabinet F, Slide 287 & 288, Plat Records of Rockwall County, Texas.
5. Recording Data for Declaration: Covenants, Conditions and Restrictions for Briarstone Estates filed under Document No. 00345345, 00345983, 00353241, 00353241 in Rockwall County, Texas.

Bylaws and Articles of Incorporation are filed under Document No. 00345983

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

The below Briarstone Estates Homeowners Association policies, guidelines and resolutions are filed under Document No. 20180000020778

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 and Violation Schedule
Conflict of Interest Policy
Electronic and Telephonic Action 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

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.

Briarstone Estates Homeowners Association

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

State of Texas §

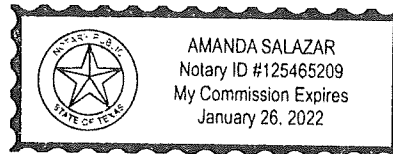
County of Bexar §

This instrument was acknowledged and signed before me on 27th
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Briarstone Estates Homeowners Association, 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



Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
10/28/2021 10:49:08 AM
Fee: \$34.00
20210000029437



