

PROPERTY OWNERS ASSOCIATION 3<sup>rd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**LAKES AT MAGNOLIA 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 Montgomery §

1.      Name of Subdivision:                Lakes at Magnolia
2.      Subdivision Location:                Montgomery County
3.      Name of Homeowners Association:        Lakes at Magnolia Homeowners Association, Inc.
4.      Recording Data for Association: See Below:
5.      Recording Data for Declaration: See Below:

Declaration of Covenants, Conditions, and Restrictions of Lakes at Magnolia, Section One (1), recorded in the Official Public Records of Montgomery County, Texas, under Clerk's File No. 2006-008843 and Plat File No. 2005-0993300, Film Code No. Cab. Z Sheet 024-028

Lakes of Magnolia Homeowners, Inc. Bylaws and Unanimous Consent to adopt and record Bylaws are filed under Document No. PI145-2014063684-13

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

The below Lakes at Magnolia Homeowners, Inc. Policies, Resolutions and Guidelines is filed under Document No. 2018083491:

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  
Standby Electric Generators Guidelines  
Uncurable Violation Enforcement Resolution

The Lakes at Magnolia Homeowners Association, Inc. Certificate of Amendment for Name Change from Lakes of Magnolia Homeowners, Inc. to Lakes of Magnolia Homeowners Association, Inc. are filed under Document No. 2019093896

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 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
- Working Capitalization Fee - \$250.00

**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.

Lakes at Magnolia Homeowners Association, Inc.

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

State of Texas §

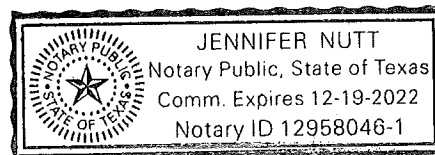
County of Bexar §

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

Management, the Managing Agent of Lakes at Magnolia Homeowners 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



**E-FILED FOR RECORD**

**10/28/2021 04:19PM**



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**10/28/2021**



County Clerk  
Montgomery County, Texas