

PROPERTY OWNERS ASSOCIATION 3RD AMENDED MANAGEMENT CERTIFICATE FOR  
**SPINNAKER POINTE 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 Dallas   §

1.     Name of Subdivision:     Spinnaker Pointe
2.     Subdivision Location:   Dallas County
3.     Name of Homeowners Association: Spinnaker Pointe Homeowners Association
4.     Recording Data for Association:     Preliminary Plat as Exhibit A within the Declaration filed under Volume 78047, Page 338.
5.     Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions is filed under Volume 78047, Page 338.  
  
Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions are filed under Volume 78090, Page 0468.  
  
Second Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions are filed under Volume 82150, Page 1791.  
  
Third Amendment to the Declaration of Covenants, Conditions and Restrictions are filed under Volume 82238, Page 2174.  
  
Fourth Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions are filed under Document No. 201200237306.  
  
First Amendment to the Fourth Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions are filed under Document No. 201700350376.
6.     Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:  
  
Articles of Incorporation of Vue Du Lac Association is filed under Document No. 65986.  
  
Bylaws of Vue Du Lac Association are filed under Volume 82150, Page 1791.  
  
Notice of Filing of Dedicatory Instruments for Spinnaker Pointe pertaining to the below are filed under Document No. 201200065986.

- Document Retention Policy
- Document Inspection and Copying Policy
- Alternative Payment Plan Policy
- Rescission of Collection Policies
- Email Registration Policy
- Solar Energy Device Guidelines
- Rainwater Collection Device Guidelines
- Roofing Materials Guidelines
- Flag Display Guidelines
- Religious Item Display Guidelines
- Rules and Regulations

The below Spinnaker Pointe Homeowners Association Policies, Guidelines, and Resolutions are filed under Document No. 202100160072.

- Billing Policy and Payment Plan Guidelines
- Violation Enforcement Resolution
- 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

7. Mailing Address and Contact Information for the Association and the Managing Agent:

JellyBird HOA Management  
17319 San Pedro Ave, Suite 320  
San Antonio, TX 78232  
contact@JellyBirdHOA.com  
210-640-3911  
<https://jellybirdhoa.com/app/>

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 (For Builders sells only) = \$120.00**
  - **Rush for Statement of Account (For Builder sells only):**
    - **1 business day = \$110.00 / 3 business day = \$85.00**
  - **Update for Statement of Account (For Builder sells only):**
    - **1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00**
  - **Administrative Fee = \$200.00**

**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 12<sup>th</sup> day of September, 2024.

Spinnaker Pointe Homeowners Association

By: Shelby Welch  
Shelby Welch(of JellyBird HOA Management), Managing Agent

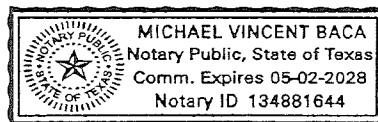
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 12,  
September, 2024 by Shelby Welch, representative of JellyBird HOA Management, the Managing Agent of Spinnaker Pointe Homeowners Association, on behalf of said association.

[Signature]  
Notary Public, State of Texas

**After Recording, Return To:**  
**JellyBird HOA Management**  
**Attn: Transitions**  
**17319 San Pedro, #320**  
**San Antonio, TX 78232**



**Dallas County  
John F. Warren  
Dallas County Clerk**

---

**Instrument Number:** 202400189005

eRecording - Real Property

Recorded On: September 18, 2024 03:42 PM

Number of Pages: 4

---

**" Examined and Charged as Follows: "**

Total Recording: \$33.00

---

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 202400189005  
Receipt Number: 20240918000550  
Recorded Date/Time: September 18, 2024 03:42 PM  
User: Tineka S  
Station: Cc102

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX