

PROPERTY OWNERS ASSOCIATION 7th AMENDED MANAGEMENT CERTIFICATE FOR
TEZEL HEIGHTS 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 Bexar §

1. Name of Subdivision: Tezel Heights
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Tezel Heights Homeowners Association, Inc.
4. Recording Data for Association: Plat recorded in Volume 9555, pages 73-74 at Bexar County.
Special Warranty Deed filed on 3/13/2003 Vol. 9885,
page 2044-2046, Doc# 20030062824
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions filed
3/13/2003 under Doc# 20030062822, Vol. 9885, pg. 2021.

Declaration of Use Restrictions filed 3/13/2003 under Vol. 9885, pg 2030, Doc# 20030062823.
6. Other information the Association considered appropriate for the governing, administration or operation of the
subdivision and homeowners' association:

Bylaws were signed on 5/9/2003 and are filed under Doc# 20050291115, Volume 11826, pg 665, at Bexar County.

The Articles of Incorporation were filed with the Secretary of State of Texas on 3/13/2003 and are filed with Vol.
11826, Doc# 20050291115, pg. 665, filed at Bexar County.

Violation Policy: Resolution of the Board of Directors, Administrative Resolution No. 2004002, effective 11/15/2004, a
copy of the Resolution is filed under Doc. # 20110137631, 15077, pg. 740.

Collection Policy: Resolution of the Board of Directors, Administrative Resolution No. 2008001, effective 1/1/2009, a
copy of the Resolution is filed under Doc. # 20110137631, Volume 15077, pg. 740.

Resolutions/Policies are attached and filed with Book 15258, pg. 1433
Collection Policy
Violation Policy signed
Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Collection Policy
Architectural Guidelines

Architectural Guidelines for:
Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines: All Policies are filed under Document No. 20130244744.

Collection Policy
Violation Policy
Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Guidelines for Drought Resistant Landscaping and Natural Turf
Conflict of Interest Policy
Guidelines for Flag Display
Religious Items Display Guidelines
Solar Energy Device Guidelines
Roofing Material Guidelines
Rainwater Collection Guidelines
Application of Payments Policy

Tezel Heights Homeowners Association, Inc. Billing Policy Payment Plan Guidelines are filed under Document No.

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.

Tezel Heights Homeowners Association, Inc.

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

State of Texas §

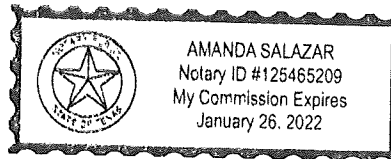
County of Bexar §

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

Management, the Managing Agent of Tezel Heights 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



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/28/2021 9:35 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk