

PROPERTY OWNERS' ASSOCIATIONS' 7th AMENDED MANAGEMENT CERTIFICATE FOR
WALNUT PASS 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: Walnut Pass
2. Subdivision Location: Boerne Stage Road Area
3. Name of Homeowners Association: Walnut Pass Homeowners Association, Inc.
4. Recording Data for Association: All plats are filed at Bexar County.
 Unit 1 plats filed in Vol. 9562, pgs. 78-80
 Unit 2 plats filed in Vol. 9563, pgs. 103-107
 filed on 11/16/2004.
 Unit 3 plats filed in Vol 9565, pgs. 102-104
 Unit 4 plats filed in Vol. 9566, pgs. 84-86
-
 Warranty Deed: Special Warranty Deed (Variable Width Private
 Drainage Easement for Water Quality Pond and a 15'
 Drain Easement) filed 4/21/2005 under Vol. 11346, pg 1692.
5. Recording Data for Declaration: Declaration of Covenants Conditions and Restrictions
 for Units is filed under Vol. 11109, pg 1642,
 Doc# 20040275682 on 12/3/2004.
 Unit 1: Declaration of Use Restrictions filed 12/3/2004 under
 Vol. 11109, pg 1628, Doc# 20040275681.

 Unit 2: Declaration of Use Restrictions filed 4/21/2005 under
 Vol. 11346, pg 1674, Doc# 20050085462
 Certificate of Annexation filed 4/21/2005, Vol. 11346,
 Pg. 1689, Doc# 20050085463.

 Unit 3: Declaration of Use Restrictions filed 7/15/2005 under
 Vol. 11519, pg 566, Doc# 20050159760

Unit 4: Declaration of Use Restrictions filed 1/19/2006
Under Book 11895, pg 1374, Doc# 20060015109.
Certificate of Annexation field under Book 11895, pg. 1371
Doc# 20060015108.

6. Bylaws: The Bylaws executed on 11/29/2004 are attached to and filed under Doc# 20110207280

Articles of Incorporation: The Articles are filed with the Secretary of State of Texas and are attached and filed under Doc# 20110207280

Administrative Resolutions: Administrative Resolution No. **2009001**/Collection Policy signed on 2/17/2009 is attached and filed under Doc# 20110207280
Administrative Resolution No. **2007001**/Collection Policy signed 12/6/2007 is attached to and filed under Doc# 20110207280

Administrative Resolution No. **2007002**/Violation Policy signed 12/6/2007 is attached to and filed under Doc# 20110207280

Administrative Resolution No. 2005001/Fence Stain
Architectural Control Committee Policy signed on 1/13/2005
is attached to and filed under Doc# 20110207280

Resolutions/Policies:

All policies are attached to and filed under Doc# 20110207280

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Architectural Guidelines

Collection Policy

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines: All policies are attached to Book 16434, page 1247

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

The attached Resolutions are filed under Document Number 20150187832:
Electric and Telephonic Action Policy; Payment Plan Policy; Solar Energy Device Guidelines;
Standby Electric Generators Guidelines

Walnut Pass Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed
under Document No. 20170076821

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 15th day of November, 2021.

Walnut Pass Homeowners Association, Inc.

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

State of Texas §

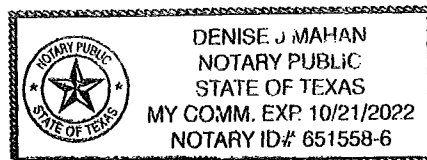
County of Bexar §

This instrument was acknowledged and signed before me on 15th,
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Walnut Pass Homeowners Association, Inc., on behalf of said
association.

Denise J Mahan
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 ****

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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: 11/4/2021 10:29 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk