

PROPERTY OWNERS ASSOCIATION 3<sup>rd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**THE HOMEOWNERS ASSOCIATION OF GOLDEN POND, 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 Parker       §

1. Name of Subdivision:           Golden Pond
2. Subdivision Location:           Parker County
3. Name of Homeowners Association:   The Homeowners Association of Golden Pond, Inc.
4. Recording Data for Association: This instrument pertains to the below-named subdivisions of the City of Azle, Texas, according to the initial plats thereof recorded in the Plat Records of Parker County, Texas:
  - Phase 1, Golden Pond Estates Addition, recorded on December 14, 2005, in Cabinet C, Slide 347 (previously Cabinet C, Slide 306)
  - ("Phase 2") Golden Pond, recorded on November 20, 2015, as Document No. 201524613, In Cabinet D, Slide 480
5. Recording Data for Declaration: Declaration of Covenants, Conditions & Restrictions for Golden Pond, recorded on September 26, 2005, as Document No. 00571014, in Book 2370, Page 1070, Real Property Records, Parker County, Texas, as amended or supplemental from time to time, such as the instruments recorded (1) on September 30, 2005, as Document No. 00571657, in Book 2372, Page 782, (2) on December 30, 2008, as Document No 700582, in Book 2682, Page 1745, (3) on September 18, 2015, as Document No. 201519757, and on (4) February 5, 2016, as Document No. 201602329, Real Property Records, Parker County, Texas.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The following resolutions for The Homeowners Association for Golden Pond, Inc. are filed under Document No. 201731920:

- Billing Policy and Payment Plan
- 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
- Violation Schedule
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution

The Violation Enforcement Resolution for The Homeowners Association of Golden Pond, Inc. is filed under Document No. 201806681

Update Mailing Address and Contact Information as stated under Document No. 201823959

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

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.

The Homeowners Association of Golden Pond, Inc.

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

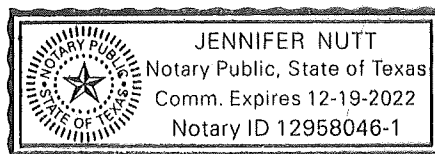
State of Texas §

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 The Homeowners Association of Golden Pond, 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**



## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Lila Deakle*

202143107

11/02/2021 04:42:07 PM

Fee: \$34.00

Lila Deakle, County Clerk

Parker County, Texas

CERTIFICAT