

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR

FATE SPRING MEADOW 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 Rockwall §

1. Name of Subdivision: Spring Meadow
2. Subdivision Location: Rockwall County
3. Name of Homeowners Association: Fate Spring Meadow Homeowners' Association
4. Recording Data for Association: Spring Meadow, Phase 1 Plat Map is recorded in Cabinet G, Page 89.

Spring Meadow, Phase 2 Plat Map is recorded in Cabinet G, Page 335.

Woodcreek Phase 7A, an Addition to City of Fate, Rockwall County, Plat Map is recorded in Cabinet H, Slide 227.

5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Spring Meadow are filed under Document No. 2007-00378254.

First Supplement to Notice of Filing of Dedicatory Instruments for Spring Meadow are filed under Document No. 2008-00391995.

Second Supplemental Declaration of Covenants, Conditions and Restrictions for Spring Meadow are filed under Document No. 20160000019428.

First Amendment to The Notice of Filing of Dedicatory Instruments for Spring Meadow are filed under Document No. 20150000017983.

First Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Spring Meadow are filed under Document No. 2008-00406984.

Bylaws for Spring Meadow are filed within the Notice of Filing under Document No. 2007-00379351.

First Amendment to Bylaws for Spring Meadow are filed under Document No. 2013000500773.

Second Amendment to Bylaws for Spring Meadow filed under Document No. 20250000016102

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

The below Fate Spring Meadow Homeowners' Association Resolutions, Guidelines, and Policies are filed under Document No. 20200000029343.

- 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
- Payment Plan Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution
- Guidelines for Land Use of Adjacent Lots

Fate Spring Meadow Homeowners' Association Billing Policy and Payment Plan Guidelines are filed under Document No. 20210000000329

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 25 day of September, 2025.

Fate Spring Meadow Homeowners' Association

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

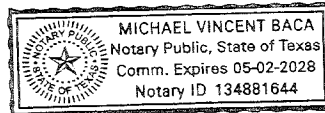
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 25,
September, 2025 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of Fate Spring Meadow Homeowners' Association, 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



Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
09/26/2025 03:06:56 PM
Fee: 33.00
Doc #: 20250000017557



Jennifer Fogg