

PROPERTY OWNERS ASSOCIATION 9<sup>TH</sup> AMENDED MANAGEMENT CERTIFICATE FOR

**THE VILLAGES AT STONE OAK 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:           The Villages at Stone Oak
2.     Subdivision Location:         Stone Oak Parkway and Tyndale Trace
3.     Name of Homeowners Association:     The Villages at Stone Oak Homeowners Association, Inc.
4.     Recording Data for Association: The plats are filed at the county under Volume 9562. Pg 210 and 211; and Doc# 20070263357 and 20070263358
5.     Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions Filed at the county under Volume 11561, pg 524. Supplemental Declaration Unit 1 filed 8/4/2005 under Volume 11561, pg. 577. Supplemental Declaration Unit 2 filed 5/21/2008 under Vol. 13503, pg. 1416
6.     Residential Guidelines are attached to and filed with the Certificate filed on or about 7/18/2012.

Certificate of Secretary:           Filed at with the Secretary of State of Texas and at the County under Volume 11568, pg. 1938 and is attached to Doc# 20120137588, Book 15597, pg 1984 filed 7/18/2012.

Certificate of Incorporation:       Filed with the Secretary of State of Texas and is attached to Doc# 20120137588, Book 15597, pg 1984 filed 7/18/2012.

Residential Design Guidelines are attached to the Doc# 20120137588, Book 15597, pg 1984 filed 7/18/2012.

Community Manual is attached to the Certificate Doc# 20120137588, Book 15597, pg 1984 filed 7/18/2012.

The manual contains:

Certificate of Formation/Articles of Incorporation

Bylaws

Policies:

- Solar Devices and Energy Efficient Policy
- Rainwater Harvesting System Policy
- Flag Display and Flagpole Installation Policy
- Display of Certain Religious Items
- Fine and Enforcement Policy
- Assessment collection Policy
- Records Inspection, Copying and Retention Policy
- Statutory Notice of Posting and Recordation of Association Governance Documents
- Statutory Notice of Annual Meetings, Elections and Voting
- Statutory Notice of Conduct of Board Meetings

Resolutions/Policies: All policies are filed at the county under Book 15703, pg. 1345

Collection Policy

Violation Policy

Forced Maintenance Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Architectural Guidelines

Guidelines: All guidelines are filed at the county under Book 15703, pg. 1345

Architectural Guidelines for:

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

Towing Policy Administrative Resolution No. 2013001 is filed under Book 16094 pg. 1410

Resolutions/Policies/Guidelines: All policies are attached to and filed in Book 16094, pg. 1410

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 following resolutions are filed under Document Number PI2-20150139320-10:  
Administrative Resolution No 20150615 Street Parking Policy  
Fine and Enforcement Policy New Violations and Repeat Violations

The Villages of Stone Oak Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines, 11/20/17 are filed under Document No. 20170229046.

The Villages of Stone Oak Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20180124008

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:

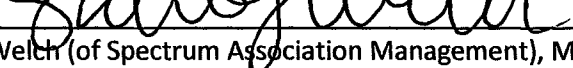
- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- 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 15<sup>th</sup> day of November, 2021.

The Villages at Stone Oak Homeowners Association, Inc.

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

State of Texas §

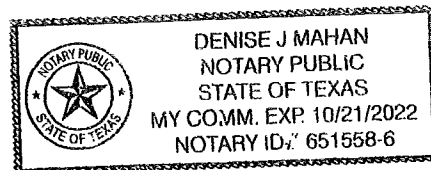
County of Bexar §

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

Management, the Managing Agent of The Villages at Stone Oak Homeowners Association, Inc., on behalf  
of said association.

  
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**

**Document Number:** 20210309094  
**Recorded Date:** November 04, 2021  
**Recorded Time:** 10:02 AM  
**Total Pages:** 5  
**Total Fees:** \$38.00

**\*\* 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: 11/4/2021 10:02 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk