

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR

**THE PARK AT VISTA DEL NORTE 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: Park at Vista Del Norte
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: The Park at Vista Del Norte Homeowners Association, Inc.
4. Recording Data for Association: The Park at Vista Del Norte Subdivision Unit 1 as prescribed by instrument filed of record at Volume 9554, Pages 216-217, and Volume 9550, Page 116, Official Public Records of Real Property, Bexar County, Texas.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for The Park at Vista Del Norte Subdivision Unit 1 is filed at Bexar County Records under Document Number 2001-0070483, Volume 8850, Page 514
  - First Amendment to the Declaration of Covenants, Conditions and Restrictions filed under Volume 9213, Page 582
  - Second Amendment to the Declaration of Covenants, Conditions and Restrictions filed under Volume 9553, Page 2484
  - Notice of Annexation filed under Volume 9553, Page 2490
  - Articles of Incorporation and Bylaws is filed under Volume 08866, Pages 727 and 00740-00743
  - Special Warranty Deed filed under Volume 8866, Page 724 and Volume 9553, Page 2487 and Volume 10980, Page 28
  - First Amendment to the Declaration of Covenants, Conditions and Restrictions filed under Volume 9213, Page 582
  - Community Manual is filed under Document No. 20110233463
  - Articles of Incorporation and Bylaws is filed under Volume 08866, Pages 727 and 00740-00743
  - Notice of Filing Resolutions (Pet and Parking Restrictions) are filed under Document No. 20060288177

- First Amended Resolution regarding Parking Restrictions filed under Volume 12697, Page 2420
- Resolution of the Board of Directors filed under Volume 13737, Page 1891
- Residential Design Guidelines are filed under Document No. 2001-0076376
- Overnight Parking Amended Rules and Regulations filed under Volume 16160, Page 915

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

The below The Park at Vista Del Norte Homeowners Association, Inc. resolutions are filed under Document No. 20180244539

- Billing Policy and Payment Plan Guidelines
- Membership Voting Policy
- E-mail Registration Policy
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution
- Violation Enforcement Resolution
- Fine and Enforcement Policy

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 29th day of October, 2021.

The Park at Vista Del Norte Homeowners Association, Inc.

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

State of Texas §

County of Bexar §

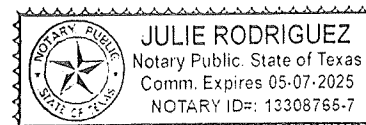
This instrument was acknowledged and signed before me on 29  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of The Park at Vista Del Norte 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**

**Document Number:** 20210309478  
**Recorded Date:** November 04, 2021  
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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 12:53 PM



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