

PROPERTY OWNERS ASSOCIATION 9th AMENDED MANAGEMENT CERTIFICATE FOR
HUNT CROSSING 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: Hunt Crossing
2. Subdivision Location: Marbach and Hunt Lane
3. Name of Homeowners Association: Hunt Crossing Homeowners' Association, Inc.
4. Recording Data for Association: All plats recorded at Bexar County:
 Unit 1: Volume 9557 pg. 208
 Unit 2: Volume 9557 pg. 209
 Volume 9561 pg. 197
 Unit 3: Volume 9552 pg. 2
 Volume 9561 pg. 194
 Unit 4A: Volume 9568 pg. 110
 Unit 5: Volume 9571 pg. 81
5. Recording Data for Declaration and any amendments:

 All documents filed at Bexar County: Covenants, Conditions and Restrictions, Units 1 & 2 filed on
 2/23/2004, Doc# 2004003977, Volume 10580, pg. 1972.

 First Supplement to the Declaration and Annexation of Unit 3 filed on 11/5/2004, Document #
 20040255649, Volume 11066, Pg. 980.

 Second Supplement to the Declaration and Annexation of Unit 4A, Document # 20060115950.

 Third Supplement to the Declaration and Annexation of Unit 5 filed 11/8/2006, Document #20060272293,
 Book 12508, Pg. 852.
6. Other information the Association considered appropriate for the governing, administration or operation
 of the subdivision and homeowners' association:

 Bylaws: Filed at Bexar County on 11/1/2004 under Document #20040250569, Volume 11053.
 Articles of Incorporation: Filed with the Secretary of State of Texas 1/16/2004.
 Filed at Bexar County Document # 20040250568,
 Volume 11053, pg. 937.

Resolutions/Policies:

All policies are attached to and filed with the county under Book 15229, pg. 999

Collection Policy signed 8/30/2005 Administrative Resolution No. 2005001

Administrative Resolution No.2008001 Collection Policy signed 2/23/2009

Administrative Resolution No. 2005002 Violation Policy signed 8/30/2005

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

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 and filed under Book 16649, pg.55

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

Administrative Resolution #20151014 Force Maintenance signed and effective 10/14/2015 is filed under Document Number 20150206121.

Hunt Crossing Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines is filed under Document No. 20180116607.

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
- Capitalization Fee = 0.30% of Sale Amount (0.15% from Seller + 0.15% from Buyer)

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 1st day of November, 2021.

Hunt Crossing Homeowners' Association, Inc.

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

State of Texas §

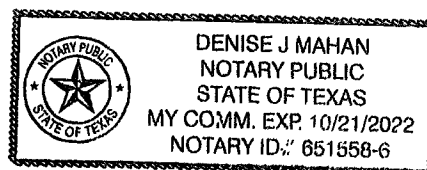
County of Bexar §

This instrument was acknowledged and signed before me on 14
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Hunt Crossing 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**

Document Number: 20210308888
Recorded Date: November 04, 2021
Recorded Time: 8:41 AM
Total Pages: 4
Total Fees: \$34.00

**** 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 8:41 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk