



PROPERTY OWNERS ASSOCIATION 4<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**TP 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 Williamson   §

1.     Name of Subdivision:           The Pinnacle
2.     Subdivision Location:         Williamson County
3.     Name of Homeowners Association:   TP Homeowners Association, Inc.
4.     Recording Data for Association: Plat is filed at the County in Cabinet BB, Slides 148, 149 and 150 and in Document No. 2006003975 and Book 682 Page 494. The Pinnacle, Phase 4 filed under Document No. 2015003811
5.     Recording Data for Declaration and any amendments: Declaration is filed under Document No. 2006039315

Rules and Regulations for TP Homeowners Association, Inc. filed under Document No. 2012001353

TP Homeowners Association, Inc. Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for The Pinnacle Subdivision [Adding Phase 4] is filed under Document No. 2015012240

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

TP Homeowners Association, Inc. Notice of Dedicatory Instrument pertaining to the Bylaws are filed under Document No. 2012082402

TP Homeowners Association, Inc. Community Manual is filed under Document No. 2015014882

TP Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines is filed under Document No. 2019046348

TP Homeowners Association, Inc. Violation Enforcement and Fining Policy is filed under Document No. 2019075397

Update Mailing Address and Contact Information is filed under Document No. 2019094600.

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 20 day of October, 2021.

TP Homeowners Association, Inc.

By: [Signature]  
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

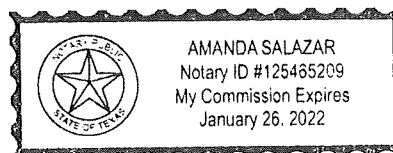
This instrument was acknowledged and signed before me on 20

October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of TP Homeowners Association, Inc., on behalf of said association.

[Signature]  
Notary Public, State of Texas

(21) 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 2021163402

PMC Fee: \$34.00  
10/26/2021 12:02 PM DLAM



Nancy E. Rister  
Nancy E. Rister, County Clerk  
Williamson County, Texas