

PROPERTY OWNERS ASSOCIATION 8TH AMENDED MANAGEMENT CERTIFICATE FOR
ESTONIA 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: Estonia
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Estonia Homeowners Association, Inc.
4. Recording Data for Association: Filed at Bexar County under Doc No.:
Vol. 9578, Pgs. 57, 60-65, 87, 90-92, 95
5. Recording Data for Declaration and any amendments: Master Covenant filed at Bexar County on
9/18/2008, Doc No. 20080205045-1.

Development Area Declaration Unit 3 filed at Bexar County Doc No 200802055161, Vol 13686, Pg 1526.

Notice of Applicability Unit 3 filed at Bexar County Document 200802055151, Vol 13686.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Resolutions/Policies: Policies are filed under Doc No. 20110233340

Collection Policy signed 3/24/2009 Administrative Resolution No. 20090

Resolution No. 2009002 Violation Policy signed 3/24/2009

Pool Rules and Guidelines are filed under Doc No. 20110233340

Resolutions/Policies/Guidelines: All policies filed under Doc No. PI2-20140111448-27
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
Guidelines for Land Use of Adjacent Lots

Resolutions, Policies and Guidelines are filed under Doc No. PI2-20150214840-12:
Electronic and Telephonic Action Policy, Solar Energy Device Guidelines,
Payment Plan Policy, Standby Electric Generators Guidelines, Uncurable
Violation Enforcement Resolution

The following Estonia Homeowners Association, Inc. policies are filed under Document No. 20180237875:
Resolution Approving File Policy and Revised Involuntary Maintenance Policy, Statement of Fine Policy,
Revised Involuntary Maintenance 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

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
- Capital Contribution Fee - \$200.00 (BLDR-HO)

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 27 day of October, 2021.

Estonia Homeowners Association, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

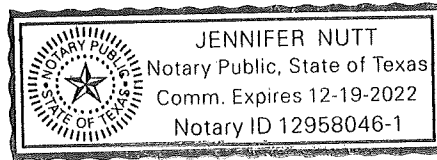
County of Bexar §

This instrument was acknowledged and signed before me on 27,
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Estonia 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: 20210308325
Recorded Date: November 03, 2021
Recorded Time: 1:21 PM
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: 11/3/2021 1:21 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk