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PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR
SCR 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 Guadalupe §

1. Name of Subdivision: Saddle Creek Ranch
2. Subdivision Location: Guadalupe
3. Name of Homeowners Association: SCR Homeowners Association, Inc.
4. Recording Data for Association:

Plat for Unit-1 is recorded under Document No. 2004024825

Plat for Unit-2A is recorded under Document No. 2006006733

Amended Plat of Unit-2A is recorded under Document No. 2008004444

Plat for Unit-2B is recorded under Document No. 2007021613

Plat for Unit-2C is recorded under Document No. 2011001918

Plat for Unit-3 is recorded under Document No. 2012004622

Plat for Unit-4 is recorded under Document No. 2013000944

Plat for Unit-5 is recorded under Document No. 2015005243

Plat for Unit-6 is recorded under Document No. 2017003663

Plat for Unit-7 is recorded under Document No. 202099030440

Plat for Unit-8 is recorded under Document No. 202299037596

5. Recording Data for Declaration and any amendments:

DCCR's Unit-1 is recorded under Document No. 2004025378

Supplemental Declaration and Amendment of DCCR's for Units 1 & 2A is recorded under Document No. 2006007564

Supplemental Declaration and Amendment of DCCR's for Units 1, 2A, & 2B is recorded under Document No. 2008000892

Supplemental Declaration and Amendment of DCCR's for Units 1, 2A, 2B, & 2C is recorded under Document No. 2011004561

Supplemental Declaration and Amendment of DCCR's for Units 1, 2A, 2B, 2C, & 3 is recorded under Document No. 2012006659

Supplemental Declaration and Amendment of DCCR's for Units 1, 2A, 2B, 2C, 3, & 4 is recorded under Document No. 2013003350

Supplemental Declaration and Amendment of DCCR's for Units 1, 2A, 2B, 2C, 3, 4, & 5 is recorded under Document No. 2015017590

Supplemental Declaration and Amendment of DCCR's for Units 1, 2A, 2B, 2C, 3, 4, 5, & 6 is recorded under Document No. 2017007038

Amended Supplemental Declaration and Amendment of DCCR's for Units 1, 2A, 2B, 2C, 3, 4, 5, & 6 is recorded under Document No. 2017026284

Amended and Restated Supplemental Declaration and Amendment of DCCR's for Units 1, 2A, 2B, 2C, 3, 4, 5, 6, & 7 is recorded under Document No. 202099035821

Amended and Restated Supplemental Declaration and Amendment of DCCR's for Units 1, 2A, 2B, 2C, 3, 4, 5, 6, 7, & 8 is recorded under Document No. 202399019938

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

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
- Origination Fee = \$150.00 (Builder to First Homeowner Only)

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 17 day of August, 2023.

SCR Homeowners Association, Inc.

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

State of Texas §

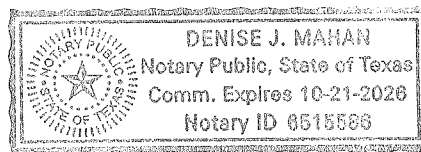
County of Bexar §

This instrument was acknowledged and signed before me on 17th,
August, 2023 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of SCR 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



FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202399020937
Recorded On: August 21, 2023 01:00 PM
Total Pages: 4
Total Fees: \$34.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

Receipt Number: 20230821000140
User: Teri W
Station: Recording1

Return To:
SCR HOA INC
17319 SAN PEDRO AVE STE 318

SAN ANTONIO TX 78232

**STATE OF TEXAS
GUADALUPE COUNTY**

**I hereby certify this instrument was FILED and RECORDED in the OFFICIAL
PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.**



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX