

PROPERTY OWNERS' ASSOCIATION 9th AMENDED MANAGEMENT CERTIFICATE FOR
WASSER RANCH 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 Comal §

1. Name of Subdivision: Wasser Ranch
2. Subdivision Location: Comal County
3. Name of Homeowners Association: Wasser Ranch Homeowners Association, Inc.
4. Recording Data for Association: Wasser Ranch Subdivision as prescribed by instrument filed of record at Document No. 201706044236, Map and Plat Records, Comal County, Texas. Amending plat of unit 2 is recorded under Document number 201906036500. Final plat of unit 3 is recorded under Document Number 02106015276.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Wasser Ranch Subdivision is filed at Comal County Records under Document Number 201706045582. Supplemental Declaration of Covenants, Conditions and Restrictions for Wasser Ranch Subdivision, Unit 1 is filed at Comal County Records under Document Number 201706045583. 1st amended DCCR's are recorded under Document Number 201906003285. 2nd amended DCCR's are recorded under Document Number 202106044070. 3rd Amendment to the DCCR's recorded under Document No. 202306037780
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The Bylaws of Wasser Ranch Homeowners Association, Inc. and Billing Policy and Payment Plan Guidelines are filed under Document No. 201806003303

First Amendment to Bylaws recorded under Document No. 20250001156

The following resolutions, policies and guidelines are filed under Document No. 201806008211

Records Retention Policy
Records Inspection Policy
Membership Voting Policy
E-mail Registration Policy
Religious Item Display Guidelines
Solar Energy Device Guidelines
Roofing Material Guidelines
Rainwater Collection Devices Guidelines

Flag Display Guidelines
Drought-Resistant Landscaping and Natural Turf Guidelines
Violation Enforcement Resolution
Application of Payments Policy
Conflict of Interest Policy
Electronic and Telephonic Action Policy
Standby Electronic Generators Guidelines
Uncurable Violation Enforcement Resolution

The following Wasser Ranch Homeowners Association, Inc. resolutions, policies and guidelines are filed under Document No. 202006025697.

- Resolution of the Board of Directors Regarding Enforcement of Maintenance Obligations
- Fines Policy

The following amended Wasser Ranch Homeowners Association, Inc. resolutions, policies and guidelines are filed under Document No. 202006029616

- Resolution of the Board of Directors Regarding Enforcement of Maintenance Obligations
- Fines 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
- Origination Fee - \$500.00 paid by buyer (All Sales)
- Capitalization fee (Paid by buyer All Sales) = \$1000.00

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 8th day of January, 2025.

Wasser Ranch Homeowners Association, Inc.

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

State of Texas §

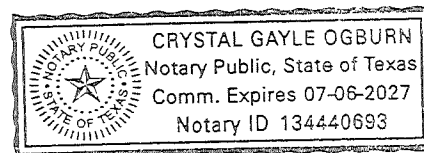
County of Bexar §

This instrument was acknowledged and signed before me on 8
January, 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Wasser Ranch 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



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/13/2025 09:40:13 AM
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Bobbie Koepp