



PROPERTY OWNERS ASSOCIATION 10TH AMENDED MANAGEMENT CERTIFICATE FOR
COLD SPRINGS 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: Cold Springs HOA
2. Subdivision Location: Williamson
3. Name of Homeowners Association: Cold Springs Homeowners Association, Inc.
4. Recording Data for Association: Lot 1 of Block A, Lots 1-31, 58 of Block B, Lots 1-24 of Block C, Lots 1-15 of Block D, Lots 1-21 of Block E, Lots 1-15 of Block F, Lots 1-21 of Block G, Lots 1-21 of Block H, Lots 1-26 of Block I, Lots 1-12 of Block J, Lots 1-17, 20 of Block K, Lots 5-9 of Block L, Lots 6-10 of Block M, Cold Springs, Section One, a subdivision in Williamson County, Texas according to the plat recorded in Document 2008012705, Plat Records of Williamson County, Texas.

Lots 59-62, Block B; Lots 21,22 and 23, Block K; Lots 11 through 15, Block M; Lots 1 through 10 and 41, Block N; Lot 1, Block O; Lot 1, Block P; Lot 5 Block Q; Lot 5 Block R; and Lot 10 Block S, Cold Springs, Section Two, an addition to the City of Leander, Williamson County, Texas, according to the final plat thereof, recorded in Document No. 2012021835 County Court Records, Williamson County, Texas.

Lots 63 through 76 and 93, Block B; Lots 2 through 13, Block O; and Lots 33 through 39, Block P, Cold Springs, Section Three, an addition to the City of Leander, Williamson County, Texas according to the final plat thereof, recorded in Document No. 2012021835 County Court Records, Williamson County, Texas.

5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Cold Springs, recorded under Document No. 2008031388, Official Public Records of Williamson County, Texas, as amended by that Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Cold Springs, recorded under Document No. 2012054516, Official Public Records, Williamson County, Texas.

Cold Springs Homeowners Association, Inc. License Agreement pertaining to Radar Signs is filed under Document No. 2020115898.

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

Articles of Incorporation of Cold Springs Homeowners Association, Inc. filed in the Office of the Secretary of State of Texas on February 1, 2008 and filed with the county under Document No. 2008031389.

Bylaws are filed with the county under Document No. 2008031389.

Notice of Filing of Dedicatory Instruments for Cold Springs filed on April 24, 2008 and recorded in Document No. 2008031389 of the Official Public Records of Williamson County, Texas
Wall Easement filed on September 9, 2008 and recorded in Document No. 2008069720 of the Official Public Records of Williamson County, Texas

Xeriscaping Policy is filed with the county under Document No. 2013090876

Collection Policy is filed with the county under Document No. 2013080920

Delinquent Assessment Policy dated 11/16/2016 is filed under Document No. 2016111056

Violation and Fine Enforcement Resolution dated 1/13/2017 is filed under Document No. 2017006682

Violation and Fine Enforcement Resolution dated 9/5/2019 is filed with the county under Document No. 2019088306

Update Mailing Address and Contact Information is filed under Document No. 2019094587

Cold Springs Homeowners Association, Inc. Basketball Goals Guidelines are filed under Document No. 2020135877.

Cold Springs Homeowners Association, Inc Pool Rules are filed under Document No. 2021045189.

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
- 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

- Working Cap Fee = 2 Months of dues (Bldr-H/O)

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 13th day of February, 2025.

Cold Springs 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 13

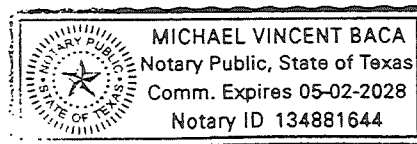
February, 2025 by Shelby Welch, representative of Spectrum Association

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

[Signature]

Notary Public, State of Texas

① 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 2025013154

PMC Fee: \$33.00
02/24/2025 12:08 PM HKIRCHOFF



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