

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR

TWO CREEKS PROPERTY OWNERS 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: Two Creeks POA
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Two Creeks Property Owners Association, Inc.
4. Recording Data for Association: Lots 2-37, Block 20, and Lots 28-77, Block 21, CB 4712, Two Creeks-Unit 1, Planned Unit Development, in Bexar County, Texas, according to plat thereof recorded in Volume 9567, Pages 58-61, Deed and Plat Records of Bexar County, Texas. Two Creeks-Unit 2, Planned Unit Development, in Bexar County, Texas, according to plat thereof recorded in Volume 9567, Pages 62-65, Deed and Plat Records of Bexar County, Texas.
5. Recording Data for Declaration: Master Declaration of Covenants, Conditions, Easements and Restrictions for Two Creeks is filed at Bexar County Records under Document Number 20050270647. Declaration of Covenants, Conditions, Easements and Restrictions for Two Creeks – Unit 1 is filed at Bexar County Records under Document Number 20060008980. First Amendment to the Two Creeks Master Declaration of Covenants, Conditions, Easements, and Restrictions is filed at Bexar County Records under Document Number 20170055465.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Two Creeks Property Owners Association, Inc. Easement Agreement (Tower Sign) is filed under Document No. 20130259346

Two Creeks Property Owners Association, Inc. Document Retention, Access, Production and Copying Policy is filed under Document No. 20110218036

Two Creeks Property Owners Association, Inc. Collection Policy and Payment Plan Guidelines are filed under Document No. 20110218034

The below Two Creeks Property Owners Association, Inc. policies are filed under Document No. 20180208540

Billing Policy and Payment Plan Guidelines, Records Retention Policy, Records Inspection Policy, Membership Voting Policy, E-mail Registration Policy, Conflict of Interest Policy, Electronic and Telephonic Action Policy.

Two Creeks Property Owners Association, Inc. Pool Rules are filed under Document No. 20200103841

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

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.

Two Creeks Property Owners Association, Inc.

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

State of Texas §

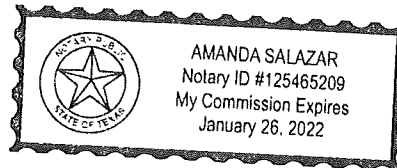
County of Bexar §

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

Management, the Managing Agent of Two Creeks Property Owners Association, Inc., on behalf of said
association.

Amanda Salazar
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**

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**** 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: 10/28/2021 9:52 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk