



PROPERTY OWNERS ASSOCIATION 8<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**BUFFALO CROSSING ASSOCIATION OF 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:               Buffalo Crossing
2.    Subdivision Location:            Guadalupe County
3.    Name of Homeowners Association: Buffalo Crossing Association of Homeowners, Inc.
4.    Recording Data for Association: Plat Correction Affidavit for Final Plat of Buffalo Crossing Subdivision Unit 3 as Recorded in Volume 7, Pages 107-109 Plat Records Guadalupe County, Texas. Doc. #06-09832, Volume 2313, Page 0187 Filed 5/19/2006. Volume 7, Pages 384-386, Filed 9/12/2007 Vol. 398, Pg. 405 Exhibits A: Volumes 1938, 250, 2208
5.    Recording Data for Declaration and any amendments:  
All records filed in Guadalupe County Declaration of Covenants, Conditions and Restrictions Doc #25360, Vol. 1938, Pg 0009 filed 12/3/2002

Declaration of Annexation Units 1 & 2 Doc #18480, Vol. 2208, Pg. 534 Filed 12/2/2003

Declaration of Annexation Units 4 & 5 Vol. 2500, Pg. 0254, filed 7/3/2007

First Amendment to the Declaration Doc #07-12291, Vol. 2491, Pg. 533, Filed 3/15/2008

Second Amendment to the Declaration Doc #08-009031, Vol. 2621, Pg. 0225, Filed 5/15/2008

Third Amendment and Partial Release of Restrictions of the Declaration Doc #08-009031, Vol. 2621, Pg. 0225, Filed 1/7/2009

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

Bylaws are filed with the County under 10-009817, Vol. 2879, pg. 919

Articles of Incorporation are filed 12/12/2003 with the Secretary of State of Texas and the County under 10-009817, Vol. 2879, pg. 919.

Resolutions Force Maintenance Resolution and Schedule and Fence Stain policy filed with Book 16559, pg. 1584

**Resolutions/Policies Listed Below:**

All Resolutions/Policies/Guidelines are attached to and filed with the Certificate filed At the County under Volume 3067, page 315: Record Retention Policy, Records Inspection Policy Payment Plan Policy, Email Registration Policy, Membership Voting Policy, Violation Policy Collection Policy, Architectural Guidelines for:  
Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines: All policies are attached to and filed with Book 16559, pg. 1584: 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, Solar Energy Device Guidelines, Roofing Material Guidelines Rainwater Collection Guidelines, Application of Payments Policy Guidelines for Land Use of Adjacent Lots

Assessment Collection Policy for the Buffalo Crossing Homeowners Association, Inc. effective November 1, 2014 is attached to and filed under Document No. PI2-20140189243-5.

**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](http://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 22 day of November, 2021.

Buffalo Crossing Association of Homeowners, Inc.

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

State of Texas §

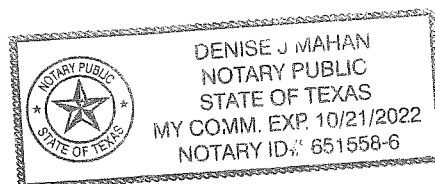
County of Bexar §

This instrument was acknowledged and signed before me on 22nd  
November, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Buffalo Crossing Association of Homeowners, 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



202199040499

I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
11/24/2021 03:35:30 PM PAGES: 3 TIFFANY  
TERESA KIEL, COUNTY CLERK



Teresa Kiel