

PROPERTY OWNERS ASSOCIATION 8th AMENDED MANAGEMENT CERTIFICATE FOR
FALCON HEIGHTS 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 Bexar §

1. Name of Subdivision: Falcon heights
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Falcon Heights Homeowners Association, Inc.
4. Recording Data for Association: Plat filed on September 26, 2003 and recorded in the Plat Records of Bexar County, Texas, under:
Document # 20030248127, Volume 9559, Page 3
Document # 20030248128, Volume 9559, Page 4
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions For, Falcon Heights Subdivision, filed on or about February 20, 2004 under Document #20040036101, Volume 10578, Page 0915, Official Property Records of Bexar County, Texas.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The Articles of Incorporation of Falcon Heights Homeowners' Association, Inc. were filed on or about January 26, 2004, in the Office of the Secretary of State of Texas. A copy of the Articles of Incorporation is filed at Bexar County under Doc# 20040250549, Volume 11053, pg 760.

The Bylaws of Falcon Heights Homeowners' Association, Inc. are filed at Bexar County under Doc# 20040250549, Volume 11053, pg 760.

These listed Resolutions & Policies are filed at the county under Doc # 20110231170:

Administrative Resolution No 2005001 Collection Policy signed 8/30/2
Administrative Resolution No. 2005002 Violation Policy signed 8/30/2005.
Administrative Resolution No 2009001 Collection Policy signed 1/15/2009
Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Architectural Guidelines

Guidelines:

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Administrative Resolution No 20121129 Forced Maintenance Policy filed under Book 15848, pg. 160

Resolutions/Policies/Guidelines: All policies are filed under Document No. 20130260187

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

Religious Items Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Guidelines

Application of Payments Policy

Falcon Heights Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20180250220.

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
- Capitalization Fee = 0.30% of Sale Amount (0.15% from Seller & 0.15% from Buyer)

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 29th day of October, 2021.

Falcon Heights Homeowners Association, Inc.

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

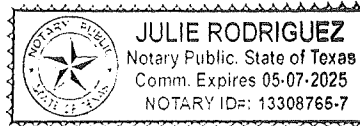
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 29
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Falcon Heights 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

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: 11/4/2021 2:11 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk