



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
**THE RANCH AT BRUSHY CREEK 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: Ranch at Brushy Creek
2. Subdivision Location: Williamson
3. Name of Homeowners Association: The Ranch at Brushy Creek Homeowners Association, Inc.
4. Recording Data for Association:  
 Plat recorded under Exhibit A of the Declarations
5. Recording Data for Declaration and any amendments:  
 Master Declaration recorded under Document No. 2004054114  
 First Amendment to DCCR's recorded under Document No. 2005001530  
 Second Amendment to DCCR's recorded under Document No. 2005062126  
 First Supplemental DCCR recorded under Document No. 2006005140  
 Second Supplemental DCCR's and Notice of Additional Land recorded under Document No. 2006035276  
 Third Supplemental DCCR and Notice of additional Land recorded under Document No. 2006049143
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
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

2

- 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 (for Builder sells only) = \$120.00
  - Rush for Statement of Account (for Builder sells only):
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account (for Builder sells only):
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Capitalization Fee = \$300.00

**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 29<sup>th</sup> day of January, 2024.

The Ranch at Brushy Creek Homeowners Association, Inc.

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

State of Texas §

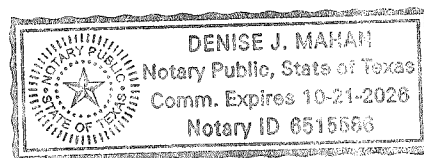
County of Bexar §

This instrument was acknowledged and signed before me on this 29<sup>th</sup> day of

January, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of The Ranch at Brushy Creek Homeowners Association, Inc., on behalf of said association.

Denise J. Mahan  
Notary Public, State of Texas



**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**