



RECEIVED

MAR 13 2023

Spectrum Association  
Management 14

**Hays County**

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays Government Center  
712 S. Stagecoach Trail Ste. 2008  
San Marcos, Texas 78666  
512-393-7330

Receipt: 23-5266

Product	Name	Extended
CERTIFICATE	CERTIFICATE	\$34.00
	# Pages	4
	Document #	23006394
	Document Info:	SPECTRUM ASSOCIATION MANAGEMENT
<b>Total</b>		\$34.00
Tender (Check)		\$34.00
Check Number	17000	
Comments	C/O SPECTRUM ASSOCIATION MANAGEMENT	
Paid By	WHITE OAK PRESERVE MASTER COMMUNITY, INC	

Thank You

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
**WHITE OAK PRESERVE MASTER COMMUNITY, 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 Hays §

1. Name of Subdivision: White Oak Preserve
2. Subdivision Location: Hays
3. Name of Homeowners Association: White Oak Preserve Master Community, Inc.
4. Recording Data for Association:

Plat Section 1 is recorded under Document No. 16017341

Plat Section 2 is recorded under Document No. 17021209

Plat Section 3 is recorded under Document No. 18027841

Plat Section 4 is recorded under Document No. 19027901

5. Recording Data for Declaration and any amendments:

Master Covenant is recorded under Document No. 16031059

Development Area Declaration, Section 1 is recorded under Document No. 16031163

1<sup>st</sup> Amendment to Development Area Declaration, Section 1 is recorded under Document No. 19014024

Notice of Applicability of Master Covenant and Development Area Declaration, Section 2 is recorded under Document No. 17022879

Notice of Applicability of Master Covenant and Development Area Declaration, Section 3 is recorded under Document No. 18037397

Notice of Applicability of Master Covenant and Development Area Declaration, Section 4 is recorded under Document No. 19030469

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

Community Manuel recorded under Document No. 16031093

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
- Working Capital Fee = \$350.00

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 8 day of February, 2023.

White Oak Preserve Master Community, Inc.

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

State of Texas §

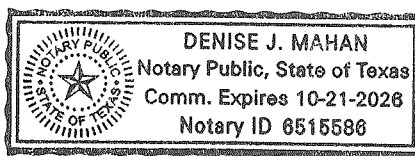
County of Bexar §

This instrument was acknowledged and signed before me on February  
8<sup>th</sup>, 2023 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of White Oak Preserve Master Community, Inc., on behalf of said association.

  
Notary Public, State of Texas


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



THE STATE OF TEXAS  
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

23006394      CERTIFICATE  
02/28/2023 04:02:35 PM      Total Fees: \$34.00

 *Elaine H. Cárdenas*

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

