

PROPERTY OWNERS ASSOCIATION 4<sup>TH</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**VINEYARD HOA, 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 Midland            §

1.      Name of Subdivision:                    The Vineyard
2.      Subdivision Location:                    Midland County
3.      Name of Homeowners Association:      Vineyard HOA, Inc.
4.      Recording Data for Association: The Vineyard Addition Section 7 recorded on October 16, 2018 as Document No. 2018-30040 in Cabinet L, Pages 100-101  
         **Notice of Service Area Designation is recorded under Document No. 2024-10227**
5.      Recording Data for Declaration:  
  
         Declaration of Covenants, Conditions and Restrictions for Vineyard is filed at the county under Document No. 2019-18360  
         **Amended and Restated Master Covenant is recorded under Document No. 2024-10016**  
         **Development Area Declaration is recorded under Document No. 2024-10204**  
         **Notice of addition of Land to DCCR's is recorded under Document No. 2024-9530**
6.      Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:  
  
         Certificate of Formation of Vineyard HOA, Inc. is filed in the Office of the Secretary of State of Texas on June 6, 20019 and attached to Document No. 2019-18372  
  
         Bylaws of Vineyard HOA, Inc. is filed at the county under Document No. 2019-18372  
  
         Vineyard HOA, Inc. Design Guidelines is filed at the county under Document No. 2019-18400

The below Vineyard HOA, Inc. resolution is filed at the county under Document No. 2019-18405

- Records Production and Copy Policy
- Document Retention Policy
- Payment Plan Policy

The Vineyard HOA, Inc. Billing Policy and Payment Plan Guidelines are filed with and attached to this certificate

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 - \$250.00
- Association Transfer Fee Builder to Owner - \$1000.00
- Association Transfer Fee Owner to Owner - 0.5% of the sale price (Buyer pays ½ and Seller pays ½.)

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 11<sup>th</sup> day of June, 2024.

Vineyard HOA, Inc.

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

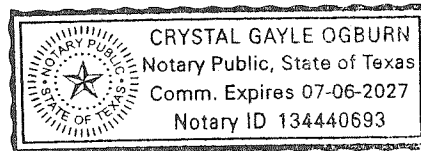
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 11,  
June, 2024 by Shelby Welch, representative of Spectrum Association  
Management, the Managing Agent of Vineyard HOA, 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



**Midland County  
Alison Haley  
Midland County  
Clerk**

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**Instrument Number:** 13465

eRecording - Real Property

**Recorded On:** June 13, 2024 02:39 PM

**Number of Pages:** 4

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**" Examined and Charged as Follows: "**

**Total Recording:** \$33.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

**Document Number:** 13465  
**Receipt Number:** 20240613000126  
**Recorded Date/Time:** June 13, 2024 02:39 PM  
**User:** Abarrane C  
**Station:** cc10297

**Record and Return To:**

Simplifile

TX



**STATE OF TEXAS  
COUNTY OF MIDLAND**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Midland County, Texas.**

Alison Haley  
Midland County Clerk  
Midland County, TX

