

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

PROPERTY OWNERS ASSOCIATION 4<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**DEER CREEK ESTATES 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 Tarrant §

1. Name of Subdivision: Deer Creek Estates
2. Subdivision Location: Tarrant County
3. Name of Homeowners Association: Deer Creek Estates Homeowners Association, Inc.
4. Recording Data for Association: Deer Creek Estates, Phase I, Final Plat is filed at the county on 4/19/1995 under Document No. D195065801, Book A, Pg. 2216  
  
Deer Creek Estates, Phase II, Final Plat is filed at the county on 4/19/1995 under Document No. D195065802, Book A, Pg. 2217  
  
Deer Creek Estates, Phase III, Final Plat is filed at the county on 9/29/1998 under Document No. D198225295, Book A, Pg. 4535  
  
Deer Creek Estates, Phase IV, Final Plat is filed at the county on 7/12/2000 under Document No. D200151687, Book A, Pg. 5987  
  
Deer Creek Estates, Phase V, Final Plat is filed at the county on 8/2/2001 under Document No. D201184508, Book A, Pg. 6824  
  
Deer Creek Estates, Phase VI, Final Plat is filed at the county on 3/1/2005 under Document No. D205056386
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates Homeowners Association, Inc. is filed at the county on 5/17/1995 under Document No. 195082522, Volume 11967, Page 2124

Articles of Incorporation of Deer Creek Estates Homeowner Associations, Inc. is filed in the Office of the Secretary of State of Texas on March 20, 1995

First Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates Homeowners Association, Inc. is filed at the county on 11/15/1996 under Document No. D196227588, Volume 12583, Page 0722

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates Homeowners Association, Inc. is filed at the county on 2/19/1997 under Document No. D197029155, Volume 12674, Page 0842

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates Homeowners Association, Inc. is filed at the county on 3/6/1998 under Document No. D198047742, Volume 13113, Page 0512

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates Homeowners Association, Inc. is filed at the county on 9/1/1998 under Document No. D198217151, Volume 13425, Page 0421

Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates Homeowners Association, Inc. is filed at the county on 2/29/2000 under Document No. D200052362, Volume 14253, Page 0202

Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates Homeowners Association, Inc. is filed at the county on 2/15/2002 under Document No. D202045769, Volume 15473, Page 0079

Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates Homeowners Association, Inc. is filed at the county on 1/15/2003 under Document No. D203021905, Volume 16311, Page 0345

Eight Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates Homeowners Association, Inc. is filed at the county on 3/1/2004 under Document No. D204062053

Supplemental Notice of Filing of Dedicatory Instruments for Deer Creek Estates is filed at the county on 6/20/2002 under Document No. D202170606

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

Deer Creek Estates Homeowners Association, Inc. Fining Policy & Collection Policy is filed at the county on 8/16/2016 under Document No. D216187027

The below Deer Creek Estates Homeowners Association, Inc. resolutions are filed under Document No. D219154634

- Billing Policy and Payment Plan Guidelines
- Violation Enforcement Resolution
- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy

- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution

Updated Mailing Address and Contact Information is filed under Document No. D220014077.

The Deer Creek Estates Homeowners Association, Inc. Pool Rules are filed under Document No. D220066637

The Deer Creek Estates Homeowners Association, Inc. Architectural Design Standards are filed under Document No. D221254515

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 27 day of October, 2021.

Deer Creek Estates Homeowners Association, 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 27  
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Deer Creek Estates 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

