

PROPERTY OWNERS' ASSOCIATION 1ST AMENDED MANAGEMENT CERTIFICATE FOR
SHAVANO ROGERS RANCH POINT BLUFF 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: Point Bluff
2. Subdivision Location: Bexar
3. Name of Homeowners Association: Shavano Rogers Ranch Point Bluff Homeowners Association, Inc.
4. Recording Data for Association:

Plat Recorded under Vol 7004 Page 1007

5. Recording Data for Declaration and any amendments:

Master DCCR's are recorded under Document No. 19041

DCCR's for unit #9 is recorded under File No. 20000062566

Certificate of Annexation & Supplementary DCCR's Unit 15 is recorded under Document No. 20030308012

Certificate of Annexation & Supplementary DCCR's Unit G-1 is recorded under Document No. 20040224200 and Amended in Document No. 20050048608

Certificate of Annexation & Supplementary DCCR's Unit E-10 is recorded under Document No. 20040282474

Certificate of Annexation & Supplementary DCCR's Unit G-2 is recorded under Document No. 20050207341

Certificate of Annexation & Supplementary DCCR's Unit E-12 is recorded under Document No. 20060213242

Certificate of Annexation & Supplementary DCCR's Unit E-11 is recorded under Document No. 20070030328 & 20070030330

Certificate of Annexation & Supplementary DCCR's Unit G-3 is recorded under Document No. 20070030329

Certificate of Annexation & Supplementary DCCR's Unit E-13 is recorded under Document No. 20070164073

Certificate of Annexation & Supplementary DCCR's Unit G-4 is recorded under Document No. 20070288704

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

Certificate of Secretary recorded under Document No. 108977

Certificate of Merger is recorded under Document No. 20240218829

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

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 10th day of December, 2024.

Shavano Rogers Ranch Point Bluff 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 10,

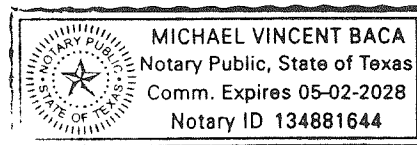
December, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Shavano Rogers Ranch Point Bluff Homeowners Association, 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



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20240230366
Recorded Date: December 16, 2024
Recorded Time: 3:25 PM
Total Pages: 4
Total Fees: \$33.00

**** 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: 12/16/2024 3:25 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk