

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR  
CEDAR SPRINGS 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: Cedar Springs
2.     Subdivision Location: Bexar
3.     Name of Homeowners Association: Cedar Springs Homeowners Association, Inc.
4.     Recording Data for Association:

Plat Unit 1 recorded under Volume 9517 Page 193-198  
Amended in Volume 9518 Page 142 & Volume 9526 Page 162-163  
Replat Unit 1 is recorded under Volume 9531 Page 88-93  
Plat Unit 2A is recorded under Volume 9531 Page 113-115  
Plat Unit 2B is recorded under Volume 9537 Page 28-30  
Plat Unit 3A is recorded under Volume 9532 Page 171  
Plat Unit 3B is recorded under Volume 9544 Page 160-162  
Plat Unit 4 is recorded under Volume 9529 Page 48-50  
Plat Unit 5 is recorded under Volume 9550 Page 146-147  
Plat Unit 6 is recorded under Volume 9551 Page 17  
Plat Unit 7 is recorded under Volume 9531 Page 110  
Plat Unit 8 is recorded under Volume 9539 Page 128  
Plat Unit 10 is recorded under Volume 9541 Page 39  
Plat Unit 12 is recorded under Volume 9543 Page 98  
Plat Unit 14 is recorded under Volume 9552 Page 89

5.     Recording Data for Declaration and any amendments:

First Amendment to the Bylaws recorded under Document No. 20160027390  
Correction to First Amendment recorded under Document No. 20210246577  
DCCR's are recorded under Document No. 1457904  
1<sup>st</sup> Amended DCCR's are recorded under Document No. 93-2578490  
Supplemental DCCR's Unit 2A recorded under Document No. 95-0045298  
Supplemental DCCR's Unit 2B recorded under Document No. 98-0017770  
Supplemental DCCR's Unit 3A recorded under Document No. 95-0142449

Supplemental DCCR's Unit 3B recorded under Document No. 2000-0006355  
Supplemental DCCR's Unit 4 recorded under Document No. 94-0097093  
Supplemental DCCR's Unit 5 recorded under Document No. 2001-0058650  
Supplemental DCCR's Unit 6 recorded under Document No. 20010196110  
Supplemental DCCR's Unit 8 recorded under Document No. 98-0035464  
Supplemental DCCR's Unit 14 recorded under Document No. 20010196111

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
  - 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

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 26<sup>th</sup> day of November, 2024.

Cedar Springs Homeowners Association, Inc.

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

State of Texas §

County of Bexar §

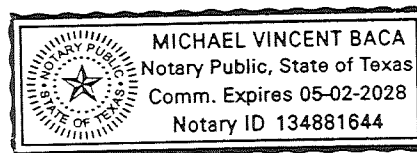
This instrument was acknowledged and signed before me on this 26<sup>th</sup> day of  
November, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Cedar Springs 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**

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**\*\* 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: 12/2/2024 9:22 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk