

**PROPERTY OWNERS ASSOCIATION 5<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
MONTERREY VILLAGE 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: Monterrey Village
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Monterrey Village Homeowners Association, Inc.
4. Recording Data for Association: Plat: Vol. 9559, page 56  
Vol. 9562, page 195  
Vol. 9563, page 144  
Vol. 9566, page 195-196
5. Recording Data for Declaration and any amendments:  
Declaration of Covenants, Conditions and Restrictions Unit 1 filed under Doc# 20030297903,  
Vol. 10423, Page 1008  
  
Supplemental Declaration Unit 1 filed under Vol. 10423, Pg 1063  
  
1<sup>st</sup> Amendment to the Supplemental Declaration Unit 1 filed under Vol. 11627, Pg. 2057  
  
Supplemental Declaration Unit 2 filed under Vol. 11462, Pg. 2214  
  
Supplemental Declaration Unit 3 filed under Vol. 11627, Pg. 2060  
  
Supplemental Declaration Unit 4 filed under Vol. 11627, Pg. 2063  
  
Supplemental Declaration Unit 5 filed under Vol. 11021, Pg. 169
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:  
  
Certificate of Secretary filed under Doc# 20030304667  
Contains: (items are attached to the Certificate filed under Book Book 15792, pg 35)

Articles of Incorporation  
Bylaws  
Certificate of Incorporation  
Residential Guidelines Unit 1

Resolutions/Policies: Documents are attached to the Certificate filed under Book  
Book 15792, pg 35

Resolution of the Board of Directors Waiving Street Parking  
Restrictions as to Personal Passenger Vehicles  
Volume 14059 pg. 2382  
Collection Policy and Payment Plan Guidelines  
Book 15518, pg. 566 5/31/2012

Notice of Filing of Resolution of the Board of Directors of  
Regarding Fines for Violations of Restrictive Covenants  
Doc# 20120095807 5/23/2012

Certificate of Filing dated 11/1/2012

Resolutions/Policies: All policies are attached to and filed under Book 15878, pg. 879  
Collection Policy  
Violation Policy  
Record Retention Policy  
Records Inspection Policy  
Payment Plan Policy  
Email Registration Policy  
Membership Voting Policy  
Architectural Guidelines  
Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines signed 10.2.2013 are filed under Doc No. 20130219744:  
Collection Policy  
Violation Enforcement Policy  
Record Retention Policy  
Records Inspection Policy  
Payment Plan Policy  
Email Registration Policy  
Membership Voting Policy  
Guidelines for Drought Resistant Landscaping and Natural Turf  
Conflict of Interest Policy  
Guidelines for Flag Display  
Religious Items Display Guidelines  
Solar Energy Device Guidelines  
Roofing Material Guidelines  
Rainwater Collection Guidelines  
Application of Payments Policy  
Guidelines for Land Use of Adjacent Lots

Force Maintenance and Mow, Fines Policy  
Violation Procedure for Fine Policy

Billing Policy and Payment Plan Guidelines are filed under Document No. 20180229563.

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 1<sup>st</sup> day of November, 2021.

Monterrey Village Homeowners Association, Inc.

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

State of Texas §

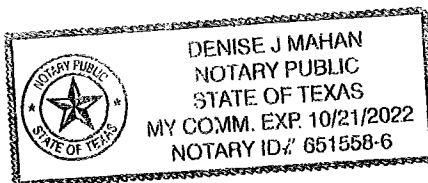
County of Bexar §

This instrument was acknowledged and signed before me on 1<sup>st</sup>  
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Monterrey Village Homeowners Association, Inc., on behalf of said association.

Denise J Mahan  
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:** 20210309146  
**Recorded Date:** November 04, 2021  
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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: 11/4/2021 10:18 AM



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