

PROPERTY OWNERS ASSOCIATION 8<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**GREEN MEADOWS HOMEOWNER'S 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 Hays §

1. Name of Subdivision: Green Meadows
2. Subdivision Location: Hays County
3. Name of Homeowners Association: Green Meadows Homeowner's Association, Inc.
4. Recording Data for Association: Plat filed under Book 15, pages 299-300 of Plat Records  
Volume 3838 page160 Book 13 pages 113-114 and Book 10  
Page 285
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and  
Restrictions filed under Volume 2974 Page 261 Document 06022300  
  
Amendment to Covenants, Conditions and Restrictions filed under Volume 3731 page 385  
Doc#2009-90023927  
  
First Supplemental Declaration Section 2A filed under Volume 3182, page 869 Document  
#70016646  
  
Second Supplemental Declaration Section 2B filed under Volume 3568, page 856 Document  
#2009-90000431  
  
Third Supplemental Declaration Section 3A filed under Volume 3666 Page 870 Document #  
2009-90014584  
  
Fourth Supplemental Declaration Annexing Section 3B filed under Volume 3838, page 158
6. Other information the Association considered appropriate for the governing, administration or  
operation of the subdivision and homeowners' association:

Bylaws of Green Meadows Homeowners Association, Inc. are filed under Document No. 06022301.

Resolutions dated 5/12/2016 listed below are filed under Document Number 2016-1608683:

Assessment Collection Policy  
Violation Enforcement and Fining Resolution  
Uncurable Violation Enforcement Resolution  
Forced Maintenance Resolution  
Records Retention Policy  
Records Inspection Policy  
Membership Voting Policy  
E-mail Registration Policy  
Religious Item Display 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  
Payment Plan Policy  
Standby Electric Generators Guidelines  
Solar Energy Device Guidelines

Green Meadows Homeowner's Association Billing Policy and Payment Plan Guidelines dated 9/13/2017 are filed under Document No. 17032720.

Updated mailing address information is filed under Document No. 19043102.

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 10<sup>th</sup> day of November, 2025.

Green Meadows Homeowner's 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<sup>th</sup>,  
November, 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Green Meadows Homeowner's Association, Inc., on behalf of said association.

Max Ortiz  
Notary Public, State of Texas

After Recording, Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232

