



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Sep 26, 2023 02:38 PM Fee: \$34.00

**2023110161**

*\*Electronically Recorded\**

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
**APACHE SHORES PROPERTY OWNERS 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 Travis §

1. Name of Subdivision: Apache Shores
2. Subdivision Location: Travis
3. Name of Homeowners Association: Apache Shores Property Owners Association, Inc.
4. Recording Data for Association:

First Installment recorded under Instrument No. 409831  
First Installment Amendment recorded under Instrument No. 430915  
First Installment Amended Plat recorded under Instrument No. 402375  
Plat Section 2 recorded under Instrument No. 412524  
Amended Plat Section 2 recorded under Instrument No. 200100363  
Final Plat section 2 recorded under instrument No. 410870  
Amended Plat Section 3 recorded under Instrument No. 199900353  
Final Plat Section 3 recorded under Instrument No. 411070  
Plat Section 4 recorded under Instrument No. 412526  
Plat Section 5 recorded under Instrument No. 413283  
Plat Section 6 recorded under Instrument No. 415214  
Plat Section 7 recorded under Instrument No. 415977  
Amended Plat Section 7 recorded under Instrument No. 200500102

5. Recording Data for Declaration and any amendments:

DCCR's recorded under Instrument No. 5786277  
Renewal and Extension of DCCRs recorded under Instrument No. 7335522  
First Installment Recorded under Instrument No. 0869500144  
First Installment Section 2-7 recorded under Instrument No. 5079923  
Amendment to Declaration Section 1 recorded under Instrument No. 0785400948  
Amendment to Declaration Section 2 & 3 recorded under Instrument No. 0701902013  
Amendment to Declaration Section 5 recorded under Instrument No. 0783100149

Amendment to Declaration first installment and sections 2-7 recorded under Instrument No. 0810200162 and Instrument No. 0907200273

Amendment to Declaration of Restrictions all sections recorded under Instrument No. 0783100147

2022 Supplemental Declaration recorded under Instrument No. 2021003130

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

Restrictive Covenant Recorded under Instrument No. 0860000244

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
- Transfer Fee = \$100.00

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 day of September, 2023.

Apache Shores Property Owners 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

September, 2023 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Apache Shores Property Owners 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**

