## PROPERTY OWNERS ASSOCIATION 9th AMENDED MANAGEMENT CERTIFICATE FOR SUNDANCE AT STONE OAK 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** 

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County of Bexar

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1. Name of Subdivision: Champion Springs

2. Subdivision Location:

**Bexar County** 

- 3. Name of Homeowners Association: Sundance at Stone Oak Association, Inc.
- 4. Recording Data for Association: Plats are filed at the county:

Volume 9543, pg. 50-51; Volume 9545, pg. 91-92; Volume 9550 pg 113-114; Volume 9553 pg 92

5. Recording Data for Declaration and any amendments: Declaration Unit 1: #99-0152792 filed 8/11/1999

1st Supplement Unit 2: #2000-0001839 filed 1/5/2000 2<sup>nd</sup> Supplement Unit 3: #2000 Volume 8447 pg 1594

3rd Supplement Unit 4: # 2001-0059497 4<sup>th</sup> Supplement Unit 5: #200220409146

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

Certificate of Incorporation Filed with the State on 4/1/1999

First Amendment to the Bylaws filed 3/1/2013

**Community Manual includes:** 

**Bylaws** 

Articles of Incorporation

Resolutions signed 8/29/

**Roofing Policy** 

Rainwater Policy

Flag and Flagpole Policy

Religious Items

**Collection Policy** 

Records Inspection, Copying, and Retention Policy

Notice of Posting and Recordation

Annual Meeting Elections and Voting Conduct of Board Meetings

Resolutions/Policies/Guidelines: All policies are attached to and under Book 16437, pg 2164

**Collection Policy** 

**Violation 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** 

Hondo National Bank Loan Account Administrative Resolution NO. 20130001 Attached to and filed Book 16475 pg 42

Resolutions/Policies/Guidelines: All policies are attached to and filed under Book 16530,

Page 1900

**Collection Policy** 

**Violation 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** 

Administrative Resolution No. 20141001 Force Maintenance Policy effective 10/1/2014 is filed at the county under Book 16919, page 2127

Assessment Collection Policy signed 11/2/2015 is filed under Book# 16437, pg. 2164

Basketball Goal Policy signed 1.12.2016 is filed under Document Number 20160025608.

Sundance at Stone Oak Association, Inc. Billing Policy and Payment Plan Guidelines dated 5/8/2017 are filed under Document No. 20170089474

Sundance at Stone Oak Association, Inc. Electronic and Telephonic Action Policy and Standby Electric Generators Guidelines are filed under Document No. 20180197658.

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
    - o Add a Rush to an existing order = \$75.00 + Cost of a Rush
    - o Update for Resale Package:
      - 1-14 days = \$15.00 / 15-180 days = \$50.00
  - Statement of Account only = \$120.00
    - o Rush for Statement of Account only:
      - 1 business day = \$110.00 / 3 business day = \$85.00
    - o 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 day of
Sundance at Stone Oak Association, Inc.
By: Shelby Welch (of Spectrum Association Management), Managing Agent
State of Texas §
County of Bexar §
This instrument was acknowledged and signed before me on
Management, the Managing Agent of Sundance at Stone Oak Association, Inc., on behalf of said
association.
Jening Mar
Notary Public, State of Texas
DENISE J MAHAN

NOTARY PUBLIC

STATE OF TEXAS MY COMM. EXP. 10/21/2022 NOTARY ID# 651558-6

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 \*\*

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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 10:01 AM

Lucy Adame-Clark

Lucy Adame-Clark Bexar County Clerk