



Hays County

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays Government Center
712 S. Stagecoach Trail Ste. 2008
San Marcos, Texas 78666
512-393-7330

Receipt: 25-7212

Product	Name	Extended
CERTIFICATE	CERTIFICATE	\$41.00
	# Pages	6
	Document #	25008889
	Document Info:	SPECTRUM ASSOCIATION MANAGEMENT
Total		\$41.00
Tender (Check)		\$41.00
Paid By	BUNTON CREEK HOMEOWNERS ASSOCIATION INC	
Check Number	17068	
Paid By	BUNTON CREEK HOMEOWNERS ASSOCIATION INC	

Thank You

PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR
BUNTON CREEK 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 Hays §

1. Name of Subdivision: Bunton Creek
2. Subdivision Location: Hays County
3. Name of Homeowners Association: Bunton Creek Homeowners Association, Inc.
4. Recording Data for Association: Bunton Creek, Phase 1A, a subdivision in Hays County, Texas, according to the plat map recorded under Document No. 14001490.

Bunton Creek, Phase 2A, a subdivision in Hays County, Texas, according to the plat map recorded under Document No. 17001979.

Bunton Creek, Phase 2B, a subdivision in Hays County, Texas, according to the plat map recorded under Document No. 17043713.

Bunton Creek, Phase 3A, a subdivision in Hays County, Texas, according to the plat map recorded under Document No. 90015864.

Bunton Creek, Phase 4, a subdivision in Hays County, Texas, according to the plat map recorded under Document No. 00000391.

Bunton Creek, Phase 5, a subdivision in Hays County, Texas, according to the plat map recorded under Document No. 18025015.

Bunton Creek, Phase 6A, a subdivision in Hays County, Texas, according to the plat map recorded under Document No. 13025008.

Bunton Creek, Phase 6A, a subdivision in Hays County, Texas, according to the ratification plat map recorded under Document No. 13026683.

Bunton Creek, Phase 6B, a subdivision in Hays County, Texas, according to the map or plat map recorded under Document No. 15003315.

Bunton Creek, Phase 6C, a subdivision in Hays County, Texas, according to the map or plat map recorded under Document No. 17006166.

5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions, and Restrictions for Bunton Creek Homeowners Association, Inc. are filed on October 28, 2005 under Document No. 05031726, Volume 2797, Page 702.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Bunton Creek Subdivision are filed on November 16, 2005 under Document No. 05033539, Volume 2809, Page 17.

Certificate of Formation of Bunton Creek Homeowners Association, Inc are filed in the Office of the Secretary of State of Texas on December 28, 2006.

Amendment to Article XI of the Declaration of Covenants, Conditions and Restrictions for Bunton Creek Subdivision are filed on March 29, 2007 under Document No. 70009001, Volume 3136, Page 116.

First Amendment of Article XI of the Declaration of Covenants, Conditions and Restrictions for Bunton Creek Subdivision are filed on April 11, 2007 under Document No. 70010351, Volume 3144, Page 345.

Second Amendment to Article XI of the Declaration of Covenants, Conditions and Restrictions for Bunton Creek Subdivision are filed on July 13, 2007 under Document No. 70020575, Volume 3207, Page 888.

Amendment to Article XI, Section 10 of the Declaration of Covenants, Conditions and Restrictions for Bunton Creek Subdivision are filed on December 5, 2007 under Document No. 70034781, Volume 3294, Page 766.

Amendment to Article XI, Section 3 of the Declaration of Covenants, Conditions and Restrictions for Bunton Creek Subdivision are filed on April 1, 2008 under Document No. 80008426, Volume 3359, Page 29.

Amendment to Article IX, Section 3 & Section 23 of the Declaration of Covenants, Conditions and Restrictions for Bunton Creek Subdivision are filed on October 7, 2008 under Document No. 80029897, Volume 3496, Page 795.

Amendment to Article XIV, Section 4 & Article IV, Section 6 of the Declaration of Covenants, Conditions and Restrictions for Bunton Creek Subdivision are filed on December 20, 2010 under Document No. 10035025, Volume 4033, Page 520.

Amendment to Article IX, Section 3 of the Declaration of Covenants, Conditions and Restrictions for Bunton Creek Subdivision are filed on May 11, 2011 under Document No. 11010623, Volume 4112, Page 465.

Bylaws of the Bunton Creek Homeowners Association, Inc. are filed on December 27, 2011 under Document No. 11030032, Volume 4249, Page 769.

First Amendment to the Bylaws recorded under Document No. 20046312

Second Amendment to the Bylaws recorded under Document No. 21004412

Amendment to the Certificate of Formation of Bunton Creek Subdivision are filed on June 4, 2015 under Document No. 15016917, Volume 5231, Page 764.

Amendment to Declaration of Covenants, Conditions and Restrictions for Bunton Creek Subdivision are filed on June 4, 2015 under Document No. 15016918, Volume 5231, Page 767.

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

Notice of Appointments to Architectural Control Committee of the Burton Creek Subdivision are filed on June 8, 2007 under Document No. 70016717, Volume 3183, Page 457.

Notice to Prospective Purchasers of Bunton Creek Homeowners Association Lots Regarding Homeowners Association, Subdivision Restrictions, Resale Certificates and Ownership Transfer Fees are filed on March 10, 2008 under Document No. 80006096, Volume 3345, Page 173.

The below Bunton Creek Homeowners Association, Inc. rules and policies are filed on December 27, 2011 under Document No. 11030032, Volume 4249, Page 784.

- Amenity Center Rules
- Collection Policy for Delinquent Accounts and Threshold Collection Amount

The below Bunton Creek Homeowners Association, Inc. policies are filed on December 27, 2011 under Document No. 11030033:

- Priority of Payments Policy
- Board Meeting Notice Procedure Policy
- Elections Policy and Procedures
- Flag Display Review and Approval Policy
- Payment Plan Guidelines Policy
- Rainwater Collection System Review and Approval Policy
- Record Production and Copying Policy
- Records Retention Policy
- Religious Item Display Review and Approval Policy
- Roofing Materials Review and Approval Policy
- Solar Energy Device Review and Approval Policy

Notice of Appointments to Architectural Control Committee of the Burton Creek Subdivision are filed on June 10, 2014 under Document No. 14016092, Volume 4941, Page 863.

The below Bunton Creek Homeowners Association, Inc. resolutions are filed on May 7, 2018 under Document No. 18015660:

- Pool Rules

- Sport Court Rules
- Park Rules

Bunton Creek Homeowners Association, Inc. Fine and Enforcement Policy are filed on May 7, 2018 under Document No. 18015661.

Bunton Creek Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 19031347.

Update mailing address information is filed under Document No. 19043099.

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
 - 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
- Association Transfer Fee (at each closing) - \$250

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 7th day of March, 2025.

Bunton Creek 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 7,

March, 2025 Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Bunton Creek Homeowners Association, Inc., on behalf of said association.

[Signature]

Notary Public, State of Texas

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

