

\*\*\*\*\* Electronically Recorded Document \*\*\*\*\*

# Midland County

Alison Haley

County Clerk

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\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



State of Texas  
County of Midland

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the named RECORDS of Midland County, Texas as stamped hereon.

County Clerk  
Midland County, Texas

Midland

**PROPERTY OWNERS ASSOCIATION 2<sup>nd</sup> AMENDMENT TO THE MANAGEMENT  
CERTIFICATE FOR ADOBE MEADOWS OWNERS ASSOCIATION**

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 (effective September 1, 2012): "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 Midland §

1. Name of Subdivision: Adobe Meadows

2. Subdivision Location: Midland County

Name of Homeowners Association: Adobe Meadows Owners Association

4. Recording Data for Association: This instrument pertains to Section 6 and Section 7 of Adobe Meadows Addition, subdivisions of the City of Midland, Texas, according to the initial plats thereof recorded in the Plat Records of Midland, County, Texas, as follows:

>Section 6, recorded on October 16, 2013, as Document No. 2013-24716, in Cabinet I, Page 169.

>Section 7, recorded on September 17, 2014, as Document No. 2014-21562, in Cabinet J, Page 31. (Section 7 replats a portion of Section 6.)

5. Recording Data for Declaration: Sections 6 and 7 of Adobe Meadows Addition are subject to the Declaration of Covenants, Conditions and Restrictions for Adobe Meadows, recorded on March 27, 2014, as Document No. 2014-6875, Real Property Records, Midland County, Texas, as amended or supplemented from time to time, such as (without limitation), the instrument recorded on October 1, 2014, as Document No. 2014-22959.

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

- 1) As of this date, Sections of Adobe Meadows Addition other than Sections 6 and 7 are not covered by this Management Certificate, the Declaration, or the Association.
- 2) The property description in Appendix A of the Declaration recorded on 3/27/14 as #2014-6875 is amended and restated by the instrument recorded on 10/1/2014 as #2014-22959.
- 3) The Plats of Section 6 & 7 reference instrument #2013-22084, which was recorded prematurely with an incomplete and inaccurate property description, and which has been replaced by the Declaration described in Paragraph 3 above.
- 4) Adobe Meadows Owners Association Billing Policy and Payment Plan Guidelines are filed under Document Number 2016-30196.
- 5) **Violation Enforcement Resolution for Adobe Meadows Owners Association is filed with and attached to this Certificate.**

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
1901 E. 37<sup>th</sup> Street Ste 202-B  
Odessa, TX 79762  
432-253-8123 Fax: 210-494-0887

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of 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 PERSONS 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 22nd day of December, 2017

Adobe Meadows Owners Association

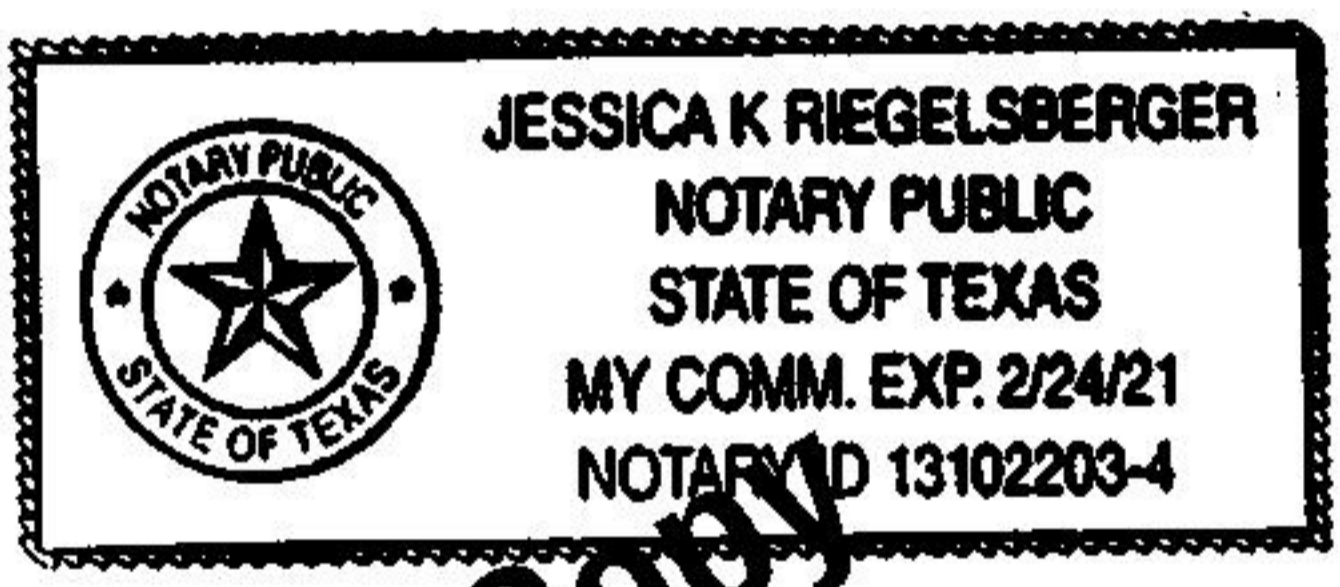
By: [Signature]  
Shelby Schilleci (of Spectrum Association Management) Managing Agent

State of Texas §  
County of Midland §

This instrument was acknowledged and signed before me on 22<sup>ND</sup> DECEMBER, 2017 by  
Shelby Schilleci, representative of Spectrum Association Management, LP, the Managing Agent for  
Adobe Meadows Owners Association on behalf of said association.

[Signature]  
Notary Public, State of Texas

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



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**Violation Enforcement Resolution for  
Adobe Meadows Owners Association**

STATE OF TEXAS

COUNTY OF MIDLAND

Pursuant to the Bylaws of Adobe Meadows Owners Association (referred to as "Association") and the Declaration of Protective Covenants, the Directors of Adobe Meadows Owners Association a Texas not-for-profit corporation, consent to the adoption of the following resolution:

RE: Violation Enforcement and Force Maintenance Policy

WHEREAS:

- 1. The Board of Directors is empowered to enforce the covenants, conditions and restrictions of the Covenants, Bylaws and any rules and regulations of the Association.
- 2. It is the Board's duty to use its best efforts to assure that said enforcement occurs

BE RESOLVED THAT:

- 1. The Board of Directors hereby adopts this Violation Enforcement and Force Maintenance Policy to establish equitable policies for the Association in compliance with the Chapter 209 of the Texas Property Code, titled the "Texas Residential Property Owners Protection Act," as it may be amended (the "Act"). To the extent any provision within this policy is in conflict the Act or any other applicable law, such provision shall be modified to comply with the applicable law.
- 2. All rules of the Association shall be enforced
- 3. The Violation Schedule (attached) shall be the Association's policy of enforcement.

EFFECTIVE: Date



Authorized Board Member

DECEMBER 11, 2017  
Date

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### Violation Schedule for Adobe Meadows Owners Association

STATUS	VIOLATION PROCEDURE	ACTION REQUIRED
1 <sup>st</sup> Sighting or Report of Violation	Send Courtesy Notice	10 days to correct violation
2 <sup>nd</sup> Sighting/Notice  Not repaired/No application for extension	Send Second Notice with intent to fine twenty (20) dollars if the violation is not resolved within ten (10) days from the notice. (Sent Certified Mail)	10 days to correct violation
3 <sup>rd</sup> Sighting/Notice  Not repaired/No application for extension.  The fee associated with maintaining each lot will range from \$45-80.	Send Third Notice with notice of applied fine of twenty (20) dollars and intent to fine fifty (50) dollars OR send a contractor to resolve the violation and bill the homeowner's account if not resolved within ten (10) days from the notice. (Sent Certified Mail)	10 days to correct violation
4 <sup>th</sup> Sighting/Recurring Notices  Not Repaired/No application for extension.	Send Fourth Notice with notice of applied fine of fifty (50) dollars to account with intent to fine fifty (50) dollars at every compliance drive by the Site Manager.  Fines not to exceed \$1,200 per year per violation. (Sent certified mail)	10 days to correct violation
Final Notice  Not repaired/No application for extension	Send Notice of fines and/or bill applied to the account for contractor services to resolve the violation.  The Board may also escalate the matter to the Association's attorney by sending a final notice that the file will be forwarded to the attorney to correct the violation through the court system in thirty (30) days if the violation is not resolved. (Sent certified mail)	28 days to correct violation

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