



**CONDOMINIUM OWNERS ASSOCIATION 5<sup>TH</sup> AMENDMENT TO THE MANAGEMENT CERTIFICATE FOR SOUTH END LOFTS, INC.**

This Management Certificate is recorded pursuant to Section 82.116 of the Texas Property Code.  
This amends all prior Management Certificates filed for this association:

State of Texas §

County of Bexar §

- 1. Name of Condominium: South End Lofts Condominiums
- 2. Subdivision Location: S. Flores and Durango, San Antonio
- 3. Name of Association: Owners Association of South End Lofts, Inc.
- 4. Recording Data for Association: Recorded at Bexar County, Volume 12322, Pg 383
- 5. Recording Data for Declaration: Recording Data Filed at Bexar County:  
Declaration File # 77-20060193865, Vol. 12322.  
First Amendment to the Declaration File# 20070072765,  
Book 12777, pg. 1003  
Second Amendment to the Declaration File# 2007087058,  
Book 13261, pg. 712  
Third Amendment to the Declaration File# 77-20080104488-1  
Fourth Amendment to the Declaration File#20110011843  
Volume 14818, 2011.  
Fifth Amendment to the Declaration is filed at the county  
Under Doc# 20130193500-2, Book 16340, pg 1774
- 6. Bylaws: Signed May 4, 2006, filed with Doc# 201100232192,  
Volume 14790, pg. 1344.

Articles of Incorporation: Filed with the Office of the Secretary of State of Texas:  
and Filed with Doc# 201100232192, Volume 14790, pg. 1344.

Community Rules of 5/2/2006 and 3/1/2010 are filed at the county under Book 16061  
Page 1450.

Community Rules signed April 15, 2015 are attached to and filed with Book 17177, pg. 1682

Roof Top Terrace Rules are filed at the county under Book 16061, pg 1450.

Swimming Pool Rules and Regulations are filed at the County under Book 16061, pg 1450

Collection Policy Administrative Resolution NO. 2007001 signed on 3/29/2013 and filed with the county under Book 16061, pg 1450

Resolutions/Policies/Guidelines: All policies filed under Doc# 20110223326-48

Collection Policy signed 12/15/2009 Administrative Resolution No. 2009001

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Collection Policy

Violation Policy

Architectural Guidelines

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

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

Spectrum Association Management  
17319 San Pedro, Suite 318  
San Antonio, TX 78232  
(210) 494-0659 Fax: (210) 494-0887  
contact@spectrumam.com

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

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 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 14 day of April, 2015

Owners Association of South End Lofts, Inc.

By: Kathleen S. Able  
Kathleen S. Able (of Spectrum Association Management) Managing Agent

State of Texas §

County of Bexar §

This Instrument was acknowledged and signed before me on 14 April, 2015 by  
Kathleen S. Able, representative of Spectrum Association Management, LP, the Managing Agent for  
Owners Association of South End Lofts, Inc. on behalf of said Association.

After Recording Return  
Spectrum Association Management, LP  
Attn: K Able  
17319 San Pedro, #318  
San Antonio, TX 78232

[Signature]  
Notary Public, State of Texas



**SAMANTHA MARIE THOMAS**  
Notary Public, State of Texas  
My Commission Expires  
February 07, 2017

Doc# 20150068283 Fees: \$34.00  
04/21/2015 2:29PM # Pages 3  
Filed & Recorded in the Official  
Public Records of BEXAR COUNTY  
GERARD C. RICKHOFF COUNTY CLERK

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 FILED in File Number Sequence on  
this date and at the time stamped hereon by me and was duly RECORDED  
in the Official Public Record of Real Property of Bexar County, Texas on:

APR 21 2015



[Signature]  
COUNTY CLERK BEXAR COUNTY, TEXAS