

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

PROPERTY OWNERS ASSOCIATION 9<sup>TH</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**VILLAS AT WATERCHASE 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 "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 Tarrant §

1. Name of Subdivision: Villas at Waterchase
  2. Subdivision Location: Tarrant County, TX
  3. Name of Homeowners Association: Villas at Waterchase Owners Association
  4. Recording Data for Association: The plat is filed at the County under Cabinet A Slide 10522
  5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions are Filed at the County under Document D205322369, Filed on 10/28/2005
  6. Bylaws: The Bylaws are filed with the County under D205322370 and are attached to Doc 213034790
- Articles of Incorporation: The Articles were filed with the Secretary of State of Texas on 11/2/2005 and are attached to Doc 213034790
- Architectural Guidelines filed under D215178220:  
Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays
7. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners association:

The below Resolutions/Policies/Guidelines are filed under Document No. 213034790  
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

Violation Enforcement Resolution effective 4/20/2015 is filed under Document No. D215178220

The below Resolutions/Policies and Guidelines are filed under D215178220:

Electronic and Telephonic Action Policy; Payment Plan Policy; Standby Electric Generators Guidelines; Uncurable Violation Enforcement Resolution

Billing Policy and Payment Plan Guidelines are filed under Document No. D218034242

Update Mailing Address and Contact Information is filed under Document No. D218209019

Villas at Waterchase Owners Association, Inc. Violation Enforcement Resolution is filed under Document No. D218236567

Update Mailing Address and Contact Information as filed under Document No. D220014078

8. 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)

9. 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
- Acquisition Fee - \$275.00

**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 27 day of October, 2021.

Villas at Waterchase Owners Association

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

State of Texas §

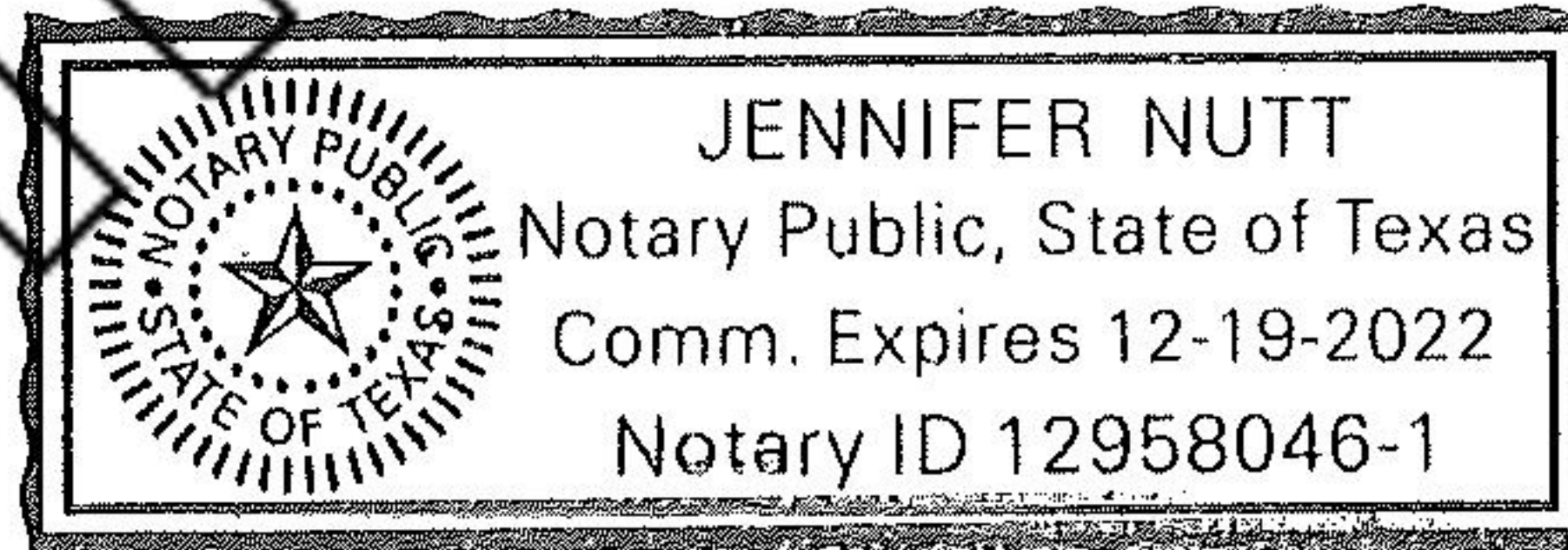
County of Bexar §

This instrument was acknowledged and signed before me on 27 October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Villas at Waterchase 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 Ave., Ste. #318  
San Antonio, TX 78232



Unofficial Copy