PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR

SUMMERHILL 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 Bexar §

1. Name of Subdivision: Summerhill Subdivision

2. Subdivision Location: Bexar County

3. Name of Homeowners Association: Summerhill Homeowners Association, Inc.

4. Recording Data for Association: Summerhill Subdivision as prescribed by instrument filed of record at Volume 9704, Page 197-204, Deed and Plat Records, Bexar County, Texas

5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Summerhill Subdivision are filed at Bexar County, Texas under Document Number 20160165524. Supplemental Declaration of Covenants, Conditions, and Restrictions for Summerhill Subdivision are filed at Bexar County, Texas under Document Number 20160165525. Certificate of Secretary and Bylaws are filed at Bexar County, Texas under Document Number 20160203995.

   Certificate of Formation are filed under Doc. #20160231987.

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

   Summerhill Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20180058376.

   The below Summerhill Homeowners Association, Inc, Guidelines, Resolutions, and Policies are filed Document No. 20210053453.:

   - Records Retention Policy
   - Records Inspection Policy
   - Membership Voting Policy
   - E-mail Registration Policy
   - Religious Item Display Guidelines
   - Solar Energy Device Guidelines

- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution

Summerhill Homeowners Association, Inc. Violation Enforcement Resolution is filed under Document No. 20210106529.

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
- Origination Fee - $100.00 (Builder to Homeowner only)

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 1st **day of** November**, 2021.**

Summerhill Homeowners 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 1st _____, November, 2021 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent of Summerhill Homeowners Association, Inc., on behalf of said association.

_____
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 ****

**** Do Not Remove ****

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 10:20 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk