PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR

STONECREEK COMMUNITY 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: Stonecreek

2. Subdivision Location: Bexar County

3. Name of Homeowners Association: Stonecreek Community Association, Inc.

4. Recording Data for Association:
Park Place, Unit 1, a subdivision in Bexar County, Texas, according to the map or plat recorded under Document No. 80451, Volume 9540, Pg. 60-62

Park Place, Unit 1A, a subdivision in Bexar County, Texas, according to the map or plat recorded under Document No. 52270, Volume 9546, Pg. 223

Park Place, Unit 2, a subdivision in Bexar County, Texas, according to the map or plat recorded under Document No. 2545, Volume 9549, Pg. 173

Park Place Phase II, Unit 1, a subdivision in Bexar County, Texas, according to the map or plat recorded under Document No. 20040207467 to 20040207468, Volume 9562, Pgs. 147-148

Park Place Phase II, Replat Unit 2, a subdivision in Bexar County, Texas, according to the map or plat recorded under Document No. 20050161910 to 20050161911, Volume 9566, Pgs. 63-64

Park Place Phase II, Replat Unit 5, a subdivision in Bexar County, Texas, according to the map or plat recorded under Document No. 20060261478, Volume 9572, Pg. 217

Park Place Phase II, Replat Unit 1B, a subdivision in Bexar County, Texas, according to the map or plat recorded under Document No. 20060261485, Volume 9572, Pg. 224

Park Place Phase II, Replat Unit 3, a subdivision in Bexar County, Texas, according to the map or plat recorded under Document No. 20070033635, Volume 9574, Pg. 65

Park Place Phase II, Unit 8, a subdivision in Bexar County, Texas, according to the map or plat recorded under Document No. 20100195095, Volume 9618, Pg. 99

Park Place Phase II, Unit 7A, a subdivision in Bexar County, Texas, according to the map or plat recorded under Document No. 20110123146, Volume 9630, Pg. 150

Park Place Phase II, Unit 4B, a subdivision in Bexar County, Texas, according to the map or plat recorded under Document No. 20130051661, Volume 9652, Pg. 145

Park Place Phase II, Unit 4A, a subdivision in Bexar County, Texas, according to the map or plat recorded under Document No. 20130149272, Volume 9656, Pg. 208

Park Place Phase II, Replat Unit 1A, a subdivision in Bexar County, Texas, according to the map or plat recorded under Document No. 20170044984, Volume 9712, Pgs. 218-222

Park Place Phase II, Unit 6A, a subdivision in Bexar County, Texas, according to the map or plat recorded under Document No. 20170050186 to 20170050190, Volume 9713, Pgs. 86-90

Park Place Phase II, Replat Unit 6B, a subdivision in Bexar County, Texas, according to the map or plat recorded under Document No. 20180239332 to 20180239337, Volume 20001, Pgs. 604-609

5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Park Place, Subdivision, Unit 1 is filed at the county under Document No. 98-0117730

First Supplement to Declaration of Covenants, Conditions and Restrictions for Park Place, Unit 1, Annexation of Park Place, Unit 1A is filed at the county under Document No. 20000087827

Second Supplement to Declaration of Covenants, Conditions and Restrictions for Park Place, Unit 1, Annexation of Park Place, Unit 2 is filed at the county under Document No. 20010005595

Declaration of Covenants, Conditions and Restrictions for Park Place Phase II, Subdivision, Unit 1 commonly known as Stonecreek is filed at the county under Document No. 20040248449

Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Park Place Phase II, Subdivision, Unit 2 commonly known as Stonecreek is filed at the county under Document No. 20050164502

Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Park Place Phase II, Subdivision, Unit 5 commonly known as Stonecreek is filed at the county under Document No. 20070007728

Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Park Place Phase II, Subdivision, Unit 3 commonly known as Stonecreek is filed at the county under Document No. 20070069887

Amended and Restated Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Park Place Phase II, Subdivision, Unit 3 commonly known as Stonecreek is filed at the county under Document No. 20070095750

Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Park Place Phase II, Subdivision, Unit 8 commonly known as Stonecreek is filed at the county under Document No. 20110078782

Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Park Place Phase II, Subdivision, Unit 7A commonly known as Stonecreek is filed at the county under Document No. 20110147771

Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Park Place Phase II, Subdivision, Unit 4B commonly known as Stonecreek is filed at the county under Document No. 20130058863

Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Park Place Phase II, Subdivision, Unit 4A commonly known as Stonecreek is filed at the county under Document No. 20130159911

Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Park Place Phase II, Subdivision, Unit 1A and Unit 6A commonly known as Stonecreek is filed at the county under Document No. 20170067103

Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Park Place Phase II, Subdivision, Unit 6B commonly known as Stonecreek is filed at the county under Document No. 20190008421

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

Articles of Incorporation is filed in the Office of Secretary of State of Texas on November 22, 2004 and at the county under Document No. 20050164500

By-Laws of the Stonecreek Community Association, Inc. is filed at the county under Document No. 20040277186

Stonecreek Community Association, Inc. Architectural Control Manual Policies and Procedures is filed at the county under Document No. 20050076473

Stonecreek Community Association, Inc. Fine Policy is filed at the county under Document No. 20060011136

Stonecreek Community Association, Inc. Collection Policy and Payment Plan Guidelines is filed at the county under Document No. 20130104983

Stonecreek Community Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20190202441.

The below Stonecreek Community Association, Inc Policy, Guidelines, and Resolutions are filed under Document No. 20190256111.

- 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
- Violation Schedule
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution

Stonecreek Community Association, Inc. Updated Pool Rules are filed under Document No. 20210095292.

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

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 25th **day of** October, **2021.**

Stonecreek Community 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 25th October, 2021 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent of Stonecreek Community Association, Inc., on behalf of said association.

Denise J Mahan

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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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: 10/27/2021 4:02 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk