

PROPERTY OWNERS ASSOCIATION 7th AMENDED MANAGEMENT CERTIFICATE FOR
BEXAR COUNTY RIVER MIST 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: River Mist
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Bexar County River Mist Homeowners Association, Inc.
4. Recording Data for Association: Plats are filed at Bexar County:
Vol. 9560, pgs. 105-107, Vol. 9563, pg. 145, Vol. 9565, pg. 71-72, Vol. 9570, pgs. 114-116,
Vol. 9567, pgs. 222-223
5. Recording Data for Declaration and any amendments: Records are filed at Bexar County:
Declaration filed under Doc# 20040167148, Vol. 10873, Page 1880

Permanent Sewer Easement filed under Doc# 20080242629, Book 13751, pg 1997.

Temporary Construction Easement (Sewer Lines) filed under Doc. 20080242621, Book 13751,
pg. 1986

Notice to Purchaser Pursuant to Section 13.257 Texas Water Code filed under Doc.
20050255416, Vol. 11741, 2142.

Supplemental Declaration For Annexation of Certain Lots in Unit 1: Filed under Doc#
20060258339, Vol 12473 pg 1869 on 10/24/2006.

Supplemental Declaration Annexing Units 2 & 3 filed Under Doc. 20050105029, Vol. 11392, pg.
275.

Supplemental Declaration Annexing Unit 4 & 5 filed under Doc. 20060151443, Book 12215, pg.
1996.

Supplemental Declaration Annexing Unit 6 filed under Doc. 20050279778, Vol. 11799, pg. 125.

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

The Bylaws are filed under Doc# 20040176019, Volume 10893, pg. 1918 at Bexar County.

Second Amendment to the Bylaws are filed under Doc# 20080037079, Vol. 13362, Page 1092 at Bexar County.

Amended Bylaws are filed under Doc# 20060062794, Vol. 12005, Page 1913 at Bexar County.

Certificate of Filing is filed with the Secretary of State of Texas on 11/2/2011 and attached to and filed under Book #15229, pg 737.

Articles of Incorporation are filed with the Secretary of State of Texas and attached to and filed under Book #15229, pg. 737

Administrative Resolution No 20121009 Forced Maintenance Policy/Procedure Signed 10/18/2012 is attached to and filed under Book 15763, pg. 992

Resolution Concerning Prohibited Behavior in Common Areas is filed under Volume 14767, Doc# 20100221968, Pg. 571 on 11/24/2010.

Resolution Regarding Eligibility Requirements for Committee Members is filed under Volume 13104, pg, 1625 Doc# 2070213556 on 9/7/2007.

Resolution Regarding Parking of Certain Items on Lots is filed under Vol. 13684, pg. 1765, Doc. 20080204442 on 9/7/2008.

Resolutions/Policies: All policies are attached to and filed with the Certificate filed under Doc# 20110214390, Book 15249, Pg 666.

Record Retention Policy, Records Inspection Policy, Payment Plan Policy, Email Registration Policy, Membership Voting Policy, Collection Policy, Violation Policy

Certificate of Secretary filed at the County on 8/17/2012 under Doc# 20120158767:

Administrative Resolution No: 8092012A Designation of additional Common Maintenance Area River Mist Subdivision Units 4 & 5, Block 19 N.C.B. 14615, San Antonio, Bexar County, Texas

Administrative Resolution No: 8092012B Re Position Statement regarding Common Maintenance Area River Mist Subdivision Units 4 & 5, Block 19 N.C.B. 14615, San Antonio, Bexar County, Texas

Guidelines:

All guidelines are attached to and filed with the Certificate filed under Doc# 20110214390, Volume 15249, pg. 666.

Architectural Guidelines for: Solar Panels, Flags and Flag Poles, Rain Barrels, Religious Symbol displays and Roof Shingles

Resolutions/Policies/Guidelines: All policies are filed under Document No. PI2-20140014109-28
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

Bexar County River Mist Homeowners Association, Inc. Billing Policy and Payment Plan
Guidelines are filed under Document No. 20180131166.

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
- Community Enhancement Fee - \$200.00 (\$100.00 from Seller + \$100.00 from Buyer)

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.

Bexar County River Mist Homeowners Association, Inc.

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

State of Texas §

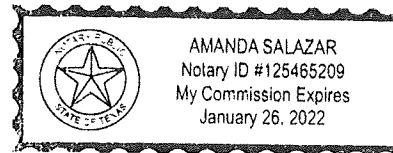
County of Bexar §

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

Management, the Managing Agent of Bexar County River Mist Homeowners Association, Inc., 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



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: 11/3/2021 2:58 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk