PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR

BRIAR MEADOWS PROPERTY OWNERS 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 Comal §

1. Name of Subdivision: Briar Meadows

2. Subdivision Location: Comal County, TX

3. Name of Homeowners Association: Briar Meadows Property Owners Association, Inc.

4. Recording Data for Association: Plat Maps were filed under Exhibit B in Document No. 201506004578.

5. Recording Data for Declaration and any amendments: Declaration is filed at the county under Doc# 201506004578.

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

   Bylaws were signed on January 29, 2015.

   Unanimous Consent of the Directors in Lieu of the Organizational Meeting of the Board of Directors is attached to this Certificate

   Certificate of Filing of 1/29/2015 is filed under Document number 201506015648.

   The following Resolutions dated 3/15/2016 are filed under Document Number 201606018191:
   - Electronic and Telephonic Action Policy
   - Revised Payment Plan Policy
   - Standby Electric Generator Guidelines
   - Solar Energy Device Guidelines

   Briar Meadows Property Owners Association, Inc. Billing Policy and Payment Plan Guidelines dated 4/27/2017 are filed under Document No. 201706022976.

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**

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 30th **day of** August, **2021.**

Briar Meadows Property Owners Association, Inc.

By: _____
Belinda Moreno (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 30, August, 2021 by Belinda Moreno, representative of Spectrum Association Management, the Managing Agent of Briar Meadows Property Owners Association, Inc., on behalf of said association.

_____
Notary Public, State of Texas

JENNIFER NUTT
Notary Public, State of Texas
Comm. Expires 12-19-2022
Notary ID 12958046-1

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/31/2021 02:22:06 PM
CHRISTY 3 Pages(s)
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Bobbie Koepp