


MARY LOUISE NICHOLSON
COUNTY CLERK

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
TRAILS OF FOSSIL CREEK HOMEOWNER'S 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 Tarrant §

1. Name of Subdivision: Trails of Fossil Creek
2. Subdivision Location: Tarrant County
3. Name of Homeowners Association: Trails of Fossil Creek Homeowner's Association, Inc.
4. Recording Data for Association: Final Plat is filed at the County in Cabinet A, Slide 10235-10236 on 6-3-2005
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Trails of Fossil Creek Homeowner's Association, Inc. recorded in the Property Records of Tarrant County, Texas as Document #D2052211958 on 8/1/2005. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Trails of Fossil Creek Homeowner's Association, Inc. recorded in the Property Records of Tarrant County, Texas as Document #D206200118 on 7/3/2006. Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Trails of Fossil Creek Homeowner's Association, Inc. recorded in the Property Records of Tarrant County, Texas as Document #D209103714 on 4/20/2009. Third Amendment to Declaration of Covenants, Conditions and Restrictions for Trails of Fossil Creek Homeowner's Association, Inc. recorded in the Property Records of Tarrant County, Texas as Document #D212269393 on 10/31/2012.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Billing Policy and Payment Plan Guidelines are filed under Document No. 218126118

Trails of Fossil Creek Homeowner's Association, Inc. Violation Enforcement Resolution is filed under Document No. D218208719

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
- Capitalization Fee for Buyer - \$100.00 (only from Builder to Owner, not Owner to Owner)

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.

Trails of Fossil Creek Homeowner's Association, Inc.

By: 
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 Trails of Fossil Creek Homeowner's Association, Inc., on behalf of
said association.



Notary Public, State of Texas

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

