

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE 2<sup>nd</sup> AMENDMENT  
FOR THE SEVENTH 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) (effective September 1, 2013) "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:                The Seventh
2.     Subdivision Location:             San Antonio, TX
3.     Name of Homeowners Association: The Seventh Homeowners' Association, Inc.
4.     Recording Data for Association:   Plat filed at Bexar County in Volume 9513, Page 150
5.     Recording Data for Declaration:   Declaration of Covenants, Conditions and Restrictions filed under Volume 4695, Page 0100.
6.     Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

**The following Resolutions are filed under document number 20160091831-4:**  
Collection Policy dated 5/5/2016

**The following Resolution is attached and filed with this Certificate:**  
Trash Container Policy dated 8/17/2016.

7.     Mailing Address and Contact Information for the Association and the Managing Agent:  
          Spectrum Association Management  
          17319 San Pedro  
          Suite 318  
          San Antonio, TX 78232  
          contact@spectrumam.com  
          210-494-0659   Fax: 494-0887

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of 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 22<sup>nd</sup> day of August, 2016

The Seventh Homeowners' Association, Inc

By: Gail Jaszcz  
Gail Jaszcz (of Spectrum Association Management) Managing Agent

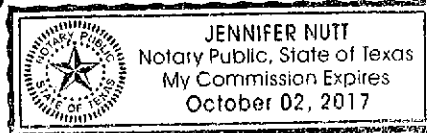
State of Texas §

County of Bexar §

This Instrument was acknowledged and signed before me on 22 August, 2016 by  
Gail Jaszcz, representative of Spectrum Association Management, LP, the Managing Agent for  
The Seventh Homeowners' Association, Inc. on behalf of said Association.

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

Jennifer Nutt  
Notary Public, State of Texas



**Trash Container Policy for  
The Seventh Homeowners' Association, INC.**

STATE OF TEXAS                             §  
   §  
COUNTY OF BEXAR                         §

Pursuant to the Bylaws of The Seventh Homeowners Association, INC. (referred to as "Association") and the Declaration of Protective Covenants, the Directors of The Seventh Homeowners Association, Inc. a Texas non-profit corporation, consent to the adoption of the following resolution:

RE:                     Trash Container Policy

WHEREAS:

1. The Board of Directors is empowered to enforce the covenants, conditions and restrictions of the Covenants, Bylaws and any rules and regulations of the Association.
2. It is the Board's duty to use its best efforts to assure that said enforcement occurs

BE RESOLVED THAT:

1. The Board of Directors hereby adopts this Violation Enforcement Policy to establish equitable policies for the Association in compliance with the Chapter 209 of the Texas Property Code, titled the "Texas Residential Property Owners Protection Act," as it may be amended (the "Act"). To the extent any provision within this policy is in conflict the Act or any other applicable law, such provision shall be modified to comply with the applicable law.
2. All rules of the Association shall be enforced
3. The Board adopted Fining Policy, filed with Bexar County March 9, 2016, shall be enforced if a violation of the listed restrictions occurs: No bins, bags, containers or receptacles for the storing or disposal of trash, garbage, refuse, rubble, uncontained debris of any type or recyclable materials shall be stored, kept, placed or maintained on any lot where visible from another lot or street except solely on a day designated for removal of trash, garbage, refuse, rubble, uncontained debris and recyclable materials. On collection days only such bins, bags, containers, and receptacles may be placed in front of a residence and beside a street for removal between the hours of 6 p.m. the night prior to collection and 8 p.m. the day of collection.
4. The Violation Schedule (attached) shall be the Association's policy of enforcement.

EFFECTIVE: August 17, 2016

Deborah K. Burton

8-17-16

Authorized Board Member

Date

STATUS	VIOLATION PROCEDURE	ACTION REQUIRED
1 <sup>st</sup> Sighting or Report of Violation	Send Courtesy Notice with intent to fine fifty (50) dollars if the violation is not resolved within (10) days from the notice. (Sent Certified Mail)	10 days to correct violation
2 <sup>nd</sup> Sighting/Notice Not Repaired/No application for extension	Send Second Notice with notice of applied fine of fifty (50) dollars, with intent to fine for every subsequent violation of the same restriction up to the maximum, if the violation is not resolved within (10) days from the notice (Sent Certified Mail)	10 days to correct violation

#### General Policy

If a homeowner contact management with the intent to correct a violation and asks for an extension, management shall grant such extension if it deems the extension reasonable. If the homeowner does not cure the violation after the extension period, the homeowner will be immediately referred to the attorney, or the process will be resumed at the last level of the process.

#### Other

This policy may be amended and/or adjusted by the Board of Directors from time to time without notice. Homeowners are advised that they should contact the management company to request the most recent version of this policy if they have a question and/or need assistance in making payment arrangements.

Doc# 20160165307  
# Pages 5  
08/24/2016 11:12AM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$38.00

STATE OF TEXAS  
COUNTY OF BEXAR  
This is to Certify that this document  
was e-FILED and e-RECORDED in the Official  
Public Records of Bexar County, Texas  
on this date and time stamped thereon.  
08/24/2016 11:12AM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*