

PROPERTY OWNERS ASSOCIATION 3RD AMENDED MANAGEMENT CERTIFICATE FOR STONEGATE HILL AT WESTOVER HILLS 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: Stonegate Hill
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Stonegate Hill at Westover Hills Homeowners Association, Inc.
4. Recording Data for Association: See Below:
5. Recording Data for Declaration: See Below:

<u>Name of Subdivision</u>	<u>County Recording Data for Subdivision Declaration</u>		<u>County Recording Data for Plat in Map Records</u>	
	<u>File Date</u>	<u>Clerk File No</u>	<u>File Date</u>	<u>Clerk File No</u>
Stonegate Hill, Phase II	07/20/06	20060172280	08/19/05	20050190672
The Heights at Westover Hills Unit 1A	12/16/93	2573797	12/13/93	2570559
The Heights at Westover Hills Unit 1B	03/02/94	0038934	03/01/94	37302
The Heights at Westover Hills Unit 2A	05/20/94	0092343	05/19/94	91219
The Heights at Westover Hills Unit 2B	12/20/94	220690	12/16/94	219485
The Heights at Westover Hills Unit 3	11/12/96	0172264	11/20/95	175788
The Heights at Westover Hills Unit 4	07/05/95	0096372	06/30/95	94807

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

Articles of Incorporation are filed with the county under Volume 8267, Page 0351-0356
Bylaws are filed with the county under Volume 8267, Page 0357-0366.

Annexation of Unit 1 Volume 11241, Page 2230-223; Special Warranty Deed Volume 07116, Page 02074-02079; Notice of Filing of Dedicatory Instruments of Stonegate Hill @ Westover Hills Homeowners Association, Inc. Volume 15459, Page 1606-1611; Stonegate Hill@ Westover Hills Homeowners Association, Inc. Records Production and Copying Policy Volume 15231, Page 888-891; Stonegate Hill @ Westover Hills Homeowners Association, Inc. Document Retention Policy Volume 15231, Page 885-887; Stonegate Hill @ Westover Hills Homeowners Association, Inc. Payment Plan Policy Volume 15231, Page 892-894; Stonegate Hill Homeowners Association, Inc. Guidelines for Roofing Materials Volume 15349, Page 662-663; Stonegate Hill Homeowners Association, Inc. Guidelines for Rainwater Recovery Systems Volume 15349; Page 664-665; Stonegate Hill Homeowners Association, Inc. Guidelines for Display of Flags Volume 15349, Page 666-678; Stonegate Hill Homeowners Association, Inc. Guidelines for Display of Certain Religious Items Volume 15349, Page 669-670; Stonegate Hill Homeowners Association, Inc. Guidelines for Solar Energy Devices Volume 15349; Page 671-672; Resolution Adopting

Xeriscape Standards for The Stonegate Hill at Westover Hills Homeowners Association Volume 16361, Page 24-27.

Pool Rules dated May 1, 2016 are filed under Document Number 20160214054.

Billing Policy and Payment Plan Guidelines dated 10/17/2016 are filed under document number 20160246052.

Fine and Enforcement Resolution dated 2/16/2017 is filed under Document No. 20170031350

Stonegate Hill at Westover Hills Homeowners Association, Inc. Political Signage Policy is filed with and attached to this Certificate.

- 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 19 day of September, 2018

Stonegate Hill at Westover Hills Homeowners Association, Inc.

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

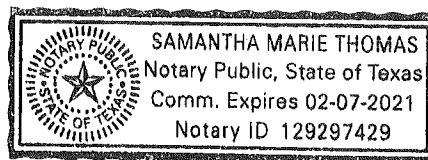
State of Texas §

County of Bexar §

This Instrument was acknowledged and signed before me on 19 September, 2018 by
Shelby Schilleci, representative of Spectrum Association Management, LP, the Managing Agent for
Stonegate Hill at Westover Hills 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, #318
San Antonio, TX 78232**



STONEGATE HILL AT WESTOVER HILLS HOMEOWNERS ASSOCIATION, INC.
POLITICAL SIGNAGE POLICY

STATE OF TEXAS
COUNTY OF BEXAR

*
*
*

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS the Stonegate Hill Homeowners Association, Inc. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

WHEREAS the Declarations contain certain restrictions regarding the display of signage within the community; and

WHEREAS chapter 202 of the Texas Property Code was amended effective June 18, 2005, to add Section 202.009 ("Section 202.009") thereto; and

WHEREAS Section 202.009 contains provisions which modify the signage restrictions contained in the Declarations (but only with regard to political signage); and

WHEREAS chapter 202.009 of the Texas Property Code, allows a property owners association to adopt and enforce certain covenants to restrict political signage; and

WHEREAS, Section 202.009 allows the adoption and enforcement of certain covenants to regulate political signage; and

WHEREAS, the Board of Directors (the "Board") of the Association has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of political signage therein, it is appropriate for the Association to adopt guidelines regarding the display of political signage within the community; and

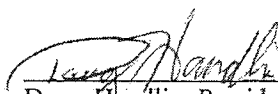
NOW, THEREFORE, the Board has duly adopted the below-described guidelines for political signage within the community. The guidelines are effective upon recordation in the Public Records of Bexar County, and supersede any guidelines for political signage which may have previously been in effect. Except as effected by Section 202.009 and/or by these guidelines, all other signage provisions contained in the Declarations or any other governing document of the Association shall remain in full force and effect. The guidelines for political signage are as follows:

1. Political signage covered by these guidelines includes any sign advertising a specific candidate or ballot issue in an election for which a vote may be cast in the precinct in which the applicable property is located (such political signage shall be referred to as "Sign" or "Signs").
2. One or more political Signs which are in compliance with these guidelines may be displayed no earlier than 90 days before the election and must be removed before the 10th day after the election.
3. Signs unrelated to a candidate or ballot issue for an upcoming election may not be displayed at any time. Issue-oriented signage which does not name a specific candidate or ballot issue for an upcoming election may not be displayed at any time.
4. Signs may only be placed on the resident's own property. No sign of any type may be placed on Association common area, without prior written consent of the Association.

Stonegate Hill Homeowners Association, Inc. at Westover Hills
Guidelines for Political Signage
Page 2 of 3

5. Only one Sign may be displayed on a property for each candidate (or pair of candidates in the case of a presidential election) or ballot item.
6. Signs may be no larger than nine (9) square feet.
7. Signs must be ground mounted with small wood or metal stakes and the top of the Sign may be no higher than three (3) feet above the ground. Signs may not be painted onto architectural surfaces such as buildings, walls or fences. Signs may not be attached to buildings, structures, walls, fences, trees, landscaping, utility poles, traffic control devices, light poles, vehicles, trailers or other objects. Bumper stickers and other such materials adhered to and flush with the surface of passenger vehicles are not prohibited by these guidelines.
8. Signs must be made of standard political signage materials and may not contain roofing material, siding, paving material, flora, balloons, lights or any other similar building, landscaping, or nonstandard decorative component.
9. No Sign may be displayed which is accompanied by music or other sounds or by streamers, balloons or lights or is otherwise distracting to motorists.
10. No Sign may be displayed which contains language, graphics or any display that would be offensive to the ordinary person.
11. No Sign may be placed in a manner which violates any law or threatens public health or safety.
12. As provided by Section 202.009, the Association will send a violation letter to homeowner and ask them to remove any sign within ten days or be subjected to a fine.

Approved and adopted by the Board of Directors on the 11th day of June 2018.

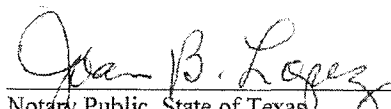


 Doug Handlin, President
 Stonegate Hill at Westover Hills HoA

STATE OF TEXAS *
 *
 COUNTY OF BEXAR *

Before me, the undersigned authority, on this day personally appeared Doug Handlin, President, Board of Directors of Stonegate Hill @ Westover Hills Homeowners Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

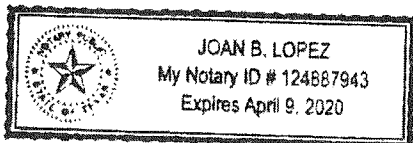
Given under my hand and seal of office this 17th day of September 2018.



 Notary Public, State of Texas

Stonegate Hill Homeowners Association, Inc. at Westover Hills
Guidelines for Political Signage
Page 3 of 3

[Notarial Seal]



JOAN B. LOPEZ
Printed Name

My commission expires: APRIL 9, 2020

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
GERARD C. RICKHOFF, BEXAR COUNTY CLERK**

Document Number: 20180185813
Recorded Date: September 19, 2018
Recorded Time: 1:47 PM
Total Pages: 6
Total Fees: \$42.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

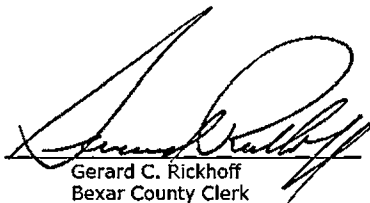
**** Do Not Remove ****

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: 9/19/2018 1:47 PM




Gerard C. Rickhoff
Bexar County Clerk