

AFFIDAVIT IN COMPLIANCE WITH TEX. PROP. CODE § 202.006

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared JENNIFER NUTT, who, being by me duly sworn according to law, stated the following under oath:

“My name is JENNIFER NUTT. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

Spectrum Association Management, L.P. is the Managing Agent for Cresta Bella Homeowners Association, Inc. (the “Association”). Spectrum Association Management, L.P. is the custodian of the records for the Association and I have been authorized by the Association’s Board of Directors to sign this Affidavit.

The Association is a “property owners’ association” as that term is defined in *TEX. PROP. CODE § 202.001*. The Association’s jurisdiction includes, but may not be limited to, the property subject to the Fourth Amended and Restated Residential Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Volume 17794, Page 342 *et. seq.* of the Official Public Records of Bexar County, Texas, and all supplements, amendments or annexations thereto; subject to that Amended and Restated Master Declaration and Agreement of Protective Covenants, Conditions, Restrictions and Easements, recorded in Volume 15277, Page 466 of the Official Public Records of Bexar County, Texas (collectively, the “Declaration”); and the Bylaws of the Association recorded in Volume 16668, Page 739 *et. seq.* of the Official Public Records of Bexar County, Texas.

Attached hereto are the originals of, or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded:

*Cresta Bella Homeowners Association, Inc.
Resolution Adopting Supplemental Construction Guidelines*

The document attached hereto is subject to being supplemented, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Association at:

Spectrum Association Management, L.P.
17319 San Pedro Avenue, Suite 318
San Antonio, Texas 78232
Telephone number: (210) 494-0659
Telefax number: (210) 494-0887
contact@spectrumam.com

SIGNED on this the 19 day of May, 2020.

CRESTA BELLA HOMEOWNERS ASSOCIATION, INC.

By: Jennifer Nutt
JENNIFER NUTT, Sr. Legal Support Services,
Spectrum Association Management, L.P.,
Managing Agent

VERIFICATION

THE STATE OF TEXAS

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§
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COUNTY OF BEXAR

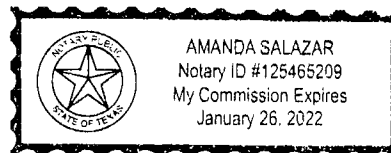
BEFORE ME, the undersigned authority, on this day personally appeared JENNIFER NUTT, Sr. Legal Support Services, of Spectrum Association Management, L.P., the Managing Agent of CRESTA BELLA HOMEOWNERS ASSOCIATION, INC., who, after being duly sworn, acknowledged and stated under oath that she has read the above and foregoing Affidavit and that every factual statement contained therein is within her personal knowledge and is true and correct.

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 19 day of May, 2020.

Amanda Salazar
NOTARY PUBLIC, STATE OF TEXAS

After Recording, Return To:

Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: 210-341-2020



**CRESTA BELLA HOMEOWNERS ASSOCIATION, INC.
RESOLUTION ADOPTING
SUPPLEMENTAL CONSTRUCTION GUIDELINES**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

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COUNTY OF BEXAR

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WHEREAS, the Board of Directors of Cresta Bella Homeowners Association, Inc. ("Association") is the established governing body of the properties ("Cresta Bella") identified and referenced in the Fourth Amended and Restated Residential Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Volume 17794, Page 342 *et. seq.* of the Official Public Records of Bexar County, Texas, and all supplements, amendments or annexations thereto; subject to that Amended and Restated Master Declaration and Agreement of Protective Covenants, Conditions, Restrictions and Easements, recorded in Volume 15277, Page 466 of the Official Public Records of Bexar County, Texas (collectively, the "Declaration"); and the Bylaws of the Association recorded in Volume 16668, Page 739 *et. seq.* of the Official Public Records of Bexar County, Texas ("Bylaw"); and

WHEREAS, in accordance with the duties and responsibilities imposed by the Declaration; the Bylaws and all policies, rules and regulations duly adopted by the Association (collectively, "Governing Documents"), the Board of Directors of the Association is charged with the duty of making, establishing and promulgating, in its discretion, policies, rules and regulations for the interpretation and enforcement of the Governing Documents for the use and enjoyment of properties in Cresta Bella Subdivision; and

WHEREAS, it has been determined by the Board of Directors that it is necessary to adopt Supplemental Construction Guidelines to be supplemental and in addition to all previously adopted Construction Guidelines for construction activities in all units within Cresta Bella.

THEREFORE, BE IT RESOLVED:

The Supplemental Construction Guidelines attached hereto as Exhibit "A", by unanimous vote of the Board of Directors of the Association, were approved and adopted.

This Resolution Adopting Supplemental Construction Guidelines is adopted this 28th day of MAY, 2020, by the Board of Directors of Cresta Bella Homeowners Association, Inc.

CRESTA BELLA HOMEOWNERS ASSOCIATION, INC.

By:



DAVID PARKERSON, SECRETARY

EXHIBIT "A"

CRESTA BELLA HOMEOWNERS ASSOCIATION, INC.

SUPPLEMENTAL CONSTRUCTION GUIDELINES

The following Supplemental Construction Guidelines ("Supplemental Guidelines") have been duly adopted by the Cresta Bella Homeowners Association, Inc. ("Association") on the 28th day of May, 2020, setting forth supplemental guidelines governing construction in the residential community know as Cresta Bella ("Cresta Bella") referenced in that Fourth Amended and Restated Residential Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Volume 17794, Page 342 of the Official Public Records of Bexar County, Texas, and all supplements, amendments or annexations thereto; subject to that Amended and Restated Master Declaration and Agreement of Protective Covenants, Conditions, Restrictions and Easements, recorded in Volume 15277, Page 466 of the Official Public Records of Bexar County, Texas (collectively, the "Declaration"). The Association adopts these Supplemental Guidelines as supplemental and in addition to all previous adopted Construction Guidelines for construction activities within Cresta Bella, including: Units 1A and 2A Enclave, Unit 3 Enclave, Unit 4 Enclave, Unit 4A-7B Enclave, Unit 4B Enclave, Unit 4C Enclave, Unit 5 Enclave, Unit 6A1 Enclave, Unit 6B Enclave, Unit 7A Enclave, and Unit 9A Enclave. Any conflicts between these Supplemental Guidelines with any previously adopted Construction Guidelines, these Supplemental Guidelines shall prevail.

The adoption of these Supplemental Guidelines for the purposes stated herein is in compliance with the TEX. PROP. CODE § 202.006 requiring all property owners' associations to file all Governing Documents in the real property records of each county in which the Property to which the Governing Documents relate is located. These Supplemental Guidelines shall become effective as of the date these Supplemental Guidelines are filed in the Official Public Records of Bexar County, Texas.

1. Daily construction activity shall be limited to the following:

Monday-Friday	7:00 a.m. until 6:00 p.m. central standard time. During the period of daylight savings time, work is permitted until 7:00 p.m. (If work is excessively noisy, such as digging rock, the work is to cease at 5:00 p.m. for each day of the year)
Saturday	8:00 a.m. until 6:00 p.m.
Sunday	No work is permitted on Sunday.

There shall be no construction on nationally recognized holidays; or such other days as determined by the Board of Directors from time to time.

CERTIFICATE OF OFFICER

The undersigned certifies that the foregoing Supplemental Construction Guidelines was duly approved and adopted by the Board of Directors of Cresta Bella Homeowners Association, Inc., on the date first above written, and that the undersigned has been authorized by the Board of Directors to execute and record this instrument. The undersigned further certifies that the foregoing Supplemental Construction Guidelines constitutes a dedicatory instrument under TEX. PROP. CODE § 202.006 which applies to the operation of Cresta Bella, a subdivision located in Bexar County, Texas, as hereinabove described.

Signed this 28th day of MAY, 2020.

CRESTA BELLA HOMEOWNERS ASSOCIATION, INC.

By: 
DAVID PARKERSON, Secretary

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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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: 6/1/2020 4:33 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk