

**PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
RIVERCHASE 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 "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 Collin §

1. Name of Subdivision: Riverchase
2. Subdivision Location: Collin County
3. Name of Homeowners Association: Riverchase Homeowners Association, Inc.
4. Recording Data for Association: Riverchase is a residential planned development in Collin County, Texas, the initial phase of which is shown on the Final Plat of Riverchase Phase 1, recorded on November 21, 2000, as Instrument No. 2000-0127548, in Volume M, Page 365, Plat Records, Collin County, Texas.
5. Recording Data for Declaration: Declaration is filed at the county under 2000-0130500

Bylaws are filed under 2000-0130501

Articles of Incorporation are filed under Volume 4812, Pages 1379 -1381

Common Area Deed (Riverchase Phase 3) filed under Doc No. 20061031001559980

Easement Policy and Fine Schedule filed under Doc No. 20071203001609950

Resolution of the Covenants Compliance Inspection is filed under Doc No. 20090107000015730

Notice of Filing of Dedicatory Instruments:

Rules for changing Bylaws and CC&R's, Common Area Use Guidelines, ACC Hoop Requirements filed under Doc No. 20060127000112990

Fining Policy, Fine Schedule filed under Doc No. 20061121001657910

Collection Activity Exhibit A is filed under Doc No. 20110316000280630

Flag Display and Flagpole Installation Policy filed under Doc No. 20120223000209750

Rainwater Harvesting System Policy filed under Doc No. 20120223000209760

Solar Device Policy & Energy Efficient Roofing Policy filed under Doc No. 20120223000209770

Display of Certain Religious Items Policy filed under Doc No. 20120223000209740
Email Registration Policy filed under Doc No. 20120223000209710
Records Inspection, Copying and Retention Policy filed under Doc No. 20120223000209720
Texas Admin Code Title 1, Part 3, Chapter 70 Rule § 70.3 – Charges for providing copies of public information filed under Doc No. 20120223000209720
Assessment Collection Policy filed under Doc No. 20120223000209730
Association to Exercise Lien Rights filed under Doc No. 20130926001347650
Easement and Right-of-Way filed under Doc No. 20180116000058770

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

The below Riverchase Homeowners Association, Inc. resolutions are filed under Document No. 20190220000174530:

- Billing Policy and Payment Plan Guidelines
- Electronic and Telephonic Action Policy
- Payment Plan Policy
- Standby Electric Generators Guidelines
- Solar Energy Device Guidelines
- Uncurable Violation Enforcement Resolution

Riverchase Homeowners Association, Inc. Violation Enforcement Resolution are filed under Document No. 20190605000641080

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

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 25th day of October, 2021.

Riverchase Homeowners Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

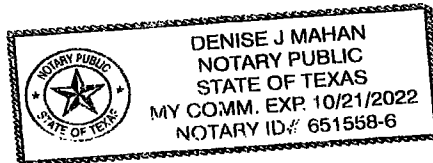
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 25th
October, 2021 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent of Riverchase Homeowners Association, Inc. on behalf of said association.

Denise J Mahan
Notary Public, State of Texas

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
Stacey Kemp, County Clerk
Collin County, TEXAS
11/04/2021 09:06:10 AM
\$34.00 DKITZMILLER
20211104002262650

Stacey Kemp