PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR FAIRWAY RIDGE OWNERS 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 Comal §

1. Name of Subdivision Fairway Ridge Subdivision, Unit 2

2. Subdivision Location: Comal County

3. Name of Homeowners Association: Fairway Ridge Owners Association, Inc.

4. Recording Data for Association: Volume 7, page 294 as recorded in Guadalupe County
Doc# 200706011221 as recorded in Guadalupe County
Volume 8, pg 12 as recorded in Guadalupe County

 Recording Data for Declaration and any amendments: First Amendment to the Declaration of Covenants, Conditions and Restrictions for Fairway Ridge Subdivision, Unit 2 is filed under Doc. 13-006149.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Fairway Ridge Subdivision, Unit 3 is filed under Doc. 13-006149.

Plan of Merger Fairway Ridge Owners Association, Inc. and Fairway Ridge unit 3 Lot Owners Association, Inc. is filed under Doc. 13-006149

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

Bylaws were signed on 1/15/2004.

Certificate of Formation: The Certificate has been filed with the Secretary of State of Texas on 5/27/2009 and filed under Doc. 13-006149.

Certificate of Merger: The Certificate of Merger has been filed with the Secretary of The State of Texas on 2/20/2013 and is filed under Doc. 13-006149 Resolutions/Policies/Guidelines: All policies are attached to and filed under Document No. 13-024775.

Collection Policy Violation Policy Record Retention Policy **Records Inspection Policy** Payment Plan Policy **Email Registration Policy** Membership Voting Policy Guidelines for Drought Resistant Landscaping and Natural Turf Conflict of Interest Policy Guidelines for Flag Display Religious Items Display Guidelines Solar Energy Device Guidelines Roofing Material Guidelines Rainwater Collection Guidelines Application of Payments Policy Guidelines for Land Use of Adjacent Lots

Certificate of Merger is recorded under File No. 202399015409

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
 - o 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
 - o 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
 - Community Enhancement Fee (BLDR-HO) \$200.00

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	26	day of	July		, 2023.
Fairway Ridge C)wners A	Association	, Inc		
By: Shelby W	elch (of	Spectrum A	M Association Ma	nagement), Mai	naging Agent
State of Texas	§				
County of Bexar	- §				
This instrument	was ack	nowledged	d and signed be	efore me on	6
July		, 202:	3 by Shelby We	elch, representa	tive of Spectrum Association
Management, tl	ne Mana	aging Agent	t of Fairway Ric	dge Owners Asso	ociation, Inc, on behalf of said
association.					
Ans		3			
7		Notary Pul	blic. State of Te	exas	

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 Bobbie Koepp, County Clerk Comal County, Texas 07/27/2023 11:43:40 AM LAURA 3 Pages(s) 202306023814

