

PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR
GLEN RIDGE ESTATES 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 Collin §

1. Name of Subdivision: Glen Ridge Estates
2. Subdivision Location: Collin County
3. Name of Homeowners Association: Glen Ridge Estates Owners Association, Inc.
4. Recording Data for Association: Final Plat of Glen Ridge Estates – Phase I recorded on or about May 19, 1998, under Instrument/Document Number 98-0050034 of the Collin County Deed Records; and

Amended Plat of Glen Ridge Estates - Phase I recorded on or about November 12, 1998 under Instrument/Document Number 98-0126975 of the Collin County Deed Records; and

Certificate of Correction to the Final Plan of Glen Ridge Estates – Phase I recorded on or about November 24, 1998, under Instrument/Document Number 98-0121853 of the Collin County Deed Records; and

Final Plat of Glen Ridge Estates – Phase III recorded on or about February 22, 1999 under Instrument/Document Number 99-0021201; and

Certificate of Correction to the Final Plat of Glen Ridge Estates – Phase III recorded on or about March 16, 1999 under Instrument/Document Number 99-0031853 of the Collin County Deed Records; and

Final Plat of Glen Ridge Estates – Phase II recorded on or about September 24, 1999 under Instrument/Document Number 99-0119686 of the Collin County Deed Records; and

Final Plat of Glen Ridge Estates – Phase IV recorded on or about January 6, 2000 under Instrument/Document Number 00-0001083 of the Collin County Deed Records; and

Final Plat of Glen Ridge Estates – Phase V recorded on or about October 4, 2000 under Instrument/Document Number 2000-0108389 or the Collin County Deed Records; and

Certificate of Correction to the Final Plat of Glen Ridge Estates – Phase I recorded on or about March 19, 2001 under Instrument /Document Number 2001-0028473 of the Collin County Deed Records; and

Replat of Glen Ridge Estates – Phase I recorded on or about August 12, 2002 under Instrument/Document Number 2002-0114282 of the Collin County Deed Records; and

Replat of Lots 14R and 15R, Block A of Glen Ridge Estates – Phase I recorded on or about February 16, 2004 under Instrument/Document Number 2004-0021496 of the Collin County Deed Records.

5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Glen Ridge Estates recorded on or about April 13, 1999, under Instrument/Document Number 99-0045426, Volume 4393, Page 2431 et seq. of the Collin County Deed Records; and

Amendment of Annexation of Phase II recorded on or about February 9, 2000 under Document/Instrument Number 00-0012872, Volume 04600, Page 01637 et seq. of the Collin County Deed Records; and

Amendment of Annexation of Phase IV recorded on or about February 9, 2000 under Instrument/Document Number 00-0012873, Volume 04600, Page 01640 et seq. of the Collin County Deed Records; and

Correction Amendment to Declaration recorded on or about February 9, 2000 under Instrument/Document Number 00-0012873, Volume 04600, Page 01645 et seq. of the Collin County Deed Records; and

Amendment of Annexation of Phase III recorded on or about February 12, 2000 under Instrument/Document Number 00-0015608, Volume 04606, Page 02204 et seq. of the Collin County Deed Records; and

Amendment of Annexation of Phase V recorded on or about November 1, 2000 under Instrument/Document Number 2000-0120112, Volume 04786, Page 02711 et seq. of the Collin County Records; and

Correction Amendment to Declaration recorded on or about April 9, 2001 under Instrument/Document Number 2001-0038186, Volume 4893, page 2599 et seq. of the Collin County Deed Records.

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

Articles of Incorporation and Bylaws were filed under Document Number 00-0012871

Glen Ridge Estates Owners Association, Inc. Billing Policy and Payment Plan Guidelines is filed under Document No. 20180511000578630

Glen Ridge Estates Owners Association, Inc. Covenant Enforcement and Fining Policy is filed under Document No. 20181008001256280

Glen Ridge Estates Owners Association, Inc. Pool Rules are filed under Document No. 20190410000378950.

The Below Glen Ridge Estates Owners Association, Inc Policies, Resolutions, and Guidelines are filed under Document No. 20210225000368960

- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Payment Plan Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution
- Guidelines for Land Use of Adjacent Lots

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.

Glen Ridge Estates Owners Association, Inc.

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

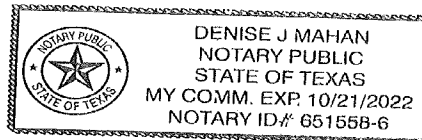
State of Texas §

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 Glen Ridge Estates Owners 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
10/28/2021 12:55:45 PM
\$38.00 AHASIK
20211028002203530

Stacey Kemp