

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
RHINE VALLEY 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 Bexar §

1. Name of Subdivision: Rhine Valley
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Rhine Valley Homeowners Association, Inc.
4. Recording Data for Association: Plat maps for Rhine Valley subdivision are recorded in Book 9677, Pages 166-170.

Plat maps for Rhine Valley subdivision, Unit 3A are recorded in Volume 9706, Page 81.

5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Rhine Valley Subdivision is recorded in Volume 17007, Page 2230.

Supplemental Declaration of Covenants, Conditions and Restrictions for Rhine Valley Subdivision is filed under Document No. 20140216251.

Supplemental Declaration of Covenants, Conditions and Restrictions for Rhine Valley Subdivision, Unit 3A is filed under 20160199007.

Rhine Valley Homeowners Association, Inc. Bylaws are filed within the Community Manual under Document No. 20170087385.

Residential Design Guidelines for Rhine Valley Subdivision are filed within the Certificate of Secretary under Document No. 20150014219.

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

The below Policies, Resolutions, and Guidelines for Rhine Valley are filed within the Community Manual under Document No. 20170087385.

- Solar Energy Device & Energy Efficient Roofing Policy
- Rain Barrel & Rainwater Harvesting System Policy
- Flag Display & Flagpole Installation Policy
- Assessment and Other Fee collection Policy

- Association Governing Documents Recordation and Website Posting Policy
- Display of Religious Items Policy
- Conduct of Association Board Meetings Policy
- Annual Meeting, Elections and Voting Policy
- Records Inspection, Copying and retention Policy
- Xeriscape Guidelines

Rhine Valley Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines is filed under Document No. 20200168620.

The below Rhine Valley Homeowners Association, Inc. Resolutions, Policies, and Guidelines are filed under Document No. 20210053433.:

- 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
- Violation Enforcement Resolution
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution

Rhine Valley Homeowners Association, Inc. Violation Enforcement Resolution is filed under Document No. 20210106525.

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:

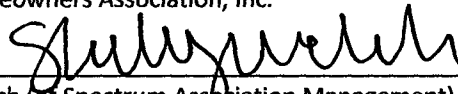
- 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Origination Fee - \$500 (builder to homeowner sales only.)

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 15th day of November, 2021.

Rhine Valley Homeowners Association, Inc.

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

State of Texas §

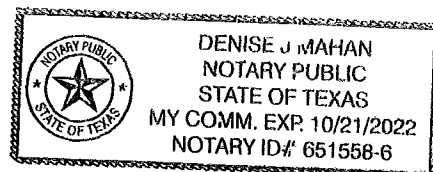
County of Bexar §

This instrument was acknowledged and signed before me on 15th
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Rhine Valley Homeowners Association, Inc., on behalf of said association.


Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

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

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**** 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: 11/4/2021 10:21 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk