

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2021-0044511

**Billable Pages: 4
Number of Pages: 5**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 10/29/2021 at 08:09 AM</p> <p>Document Number: <u>2021-0044511</u></p> <p>Receipt No: <u>21-35968</u></p> <p>Amount: \$ <u>38.00</u></p> <p>Vol/Pg: <u>V:7293 P:480</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Ana McCrary, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO AVE
SAN ANTONIO, TX 78232-1443



PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
SHAMROCK RIDGE 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 Kaufman §

1. Name of Subdivision: Shamrock Ridge
2. Subdivision Location: Kaufman County
3. Name of Homeowners Association: Shamrock Ridge Homeowners Association, Inc.
4. Recording Data for Association: Shamrock Ridge, a subdivision in Kaufman County, Texas, according to the map or plat map recorded under Volume 560, Page 810.

Shamrock Ridge, a subdivision in Kaufman County, Texas, according to the map or plat map recorded under Cabinet 2, Envelope 180.

Shamrock Ridge, Phase Two, a subdivision in Kaufman County, Texas, according to the map or plat map recorded under Cabinet 2, Envelope 198.

Shamrock Ridge, Phase Three, a subdivision in Kaufman County, Texas, according to the map or plat map recorded under Cabinet 2, Envelope 227.

Shamrock Ridge, Phase Four, a subdivision in Kaufman County, Texas, according to the map or plat map recorded under Cabinet 2, Envelope 289.

Shamrock Ridge, Phase Five, a subdivision in Kaufman County, Texas, according to the map or plat map recorded under Cabinet 2, Envelope 373.

Shamrock Ridge, Phase Six, a subdivision in Kaufman County, Texas, according to the map or plat map recorded under Cabinet 2, Envelope 426, including the Replats thereof according to the map or plat map recorded under Cabinet E, Envelope 554 and 584.

Shamrock Ridge, Phase Seven, a subdivision in Kaufman County, Texas, according to the map or plat map recorded under Cabinet 2, Envelope 520.

Shamrock Ridge, Phase Eight, a subdivision in Kaufman County, Texas, according to the map or plat map recorded under Cabinet 2, Envelope 629.

5. Recording Data for Declaration: Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens on and for Shamrock Ridge Subdivision Kaufman County, Texas (the "Original Declaration") is filed at the county under Book 1370, Page 273.

Amended and/or Restated the Original Declaration on and for Shamrock Ridge Subdivision Kaufman County, Texas is filed at the county under Book 1420, Page 0035.

Amended and/or Restated the Original Declaration on and for Shamrock Ridge Subdivision Kaufman County, Texas is filed at the county under Book 1746, Page 262.

Amended and/or Restated the Original Declaration on and for Shamrock Ridge Subdivision Kaufman County, Texas is filed at the county under Volume 2026, Page 0030.

Amended and/or Restated the Original Declaration on and for Shamrock Ridge Subdivision Kaufman County, Texas is filed at the county under Volume 2238, Page 0498.

Fourth Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens on and for Shamrock Ridge Subdivision Kaufman County, Texas is filed at the county under Document No. 2004-00013985, Volume 2449, Page 255.

Fifth Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens on and for Shamrock Ridge Subdivision Kaufman County, Texas is filed at the county under Document No. 2008-00001521, Volume 3329, Page 351.

Articles of Incorporation of Shamrock Ridge Homeowners Associations, Inc. (A Non-Profit Corporation) is filed in the Office of the Secretary of State of Texas on January 4, 1999.

Certificate and Memorandum of Recording of Association Documents for Shamrock Ridge Homeowners Associations, Inc. is filed at the county under Volume 2701, Page 282.

First Supplemental Certificate and Memorandum of Recording of Association Documents for Shamrock Ridge Homeowners Associations, Inc. is filed at the county under Volume 2794, Page 233.

Second Supplemental Certificate and Memorandum of Recording of Association Documents for Shamrock Ridge Homeowners Associations, Inc. also pertaining to the Bylaws is filed at the county under Document No. 2008-00002181.

Third Supplemental Certificate and Memorandum of Recording of Association Documents for Shamrock Ridge Homeowners Associations, Inc. is filed at the county under Document No. 2008-00022227.

Fourth Supplemental Certificate and Memorandum of Recording of Association Documents for Shamrock Ridge Homeowners Associations, Inc. is filed at the county under Document No. 2012-0000160.

Fifth Supplemental Certificate and Memorandum of Recording of Association Documents for Shamrock Ridge Homeowners Associations, Inc. is filed at the county under Document No. 2014-0006446.

Six Supplemental Certificate and Memorandum of Recording of Association Documents for Shamrock Ridge Homeowners Associations, Inc. (1st Amendment to the Architectural Guidelines) is filed at the county under Document No. 2021-0043743

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

The below Shamrock Ridge Homeowners Associations, Inc. policy, guidelines, and resolutions are filed under Document No: 2019-0011301:

- Billing Policy and Payment Plan Guidelines
- Records Inspection Policy
- Records Retention Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Items 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 with Schedule
- Conflict of Interest Policy
- Uncurable Violation Enforcement Resolution
- Land Use of Adjacent Lots Guidelines
- Electronic and Telephonic Action Policy
- Standby Electronic Generators Guideline

Shamrock Ridge Homeowners Associations, Inc. Enforcement Policy are filed under Document No. 2019-0013784

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 27 day of October, 2021.

Shamrock Ridge Homeowners Association, Inc.

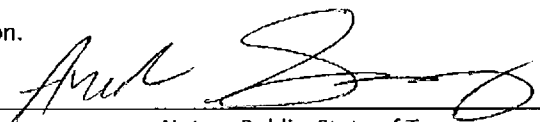
By: 
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27th,
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Shamrock Ridge 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

