

PROPERTY OWNERS ASSOCIATION 6th AMENDED MANAGEMENT CERTIFICATE FOR
REDBIRD RANCH 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: Redbird Ranch
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Redbird Ranch Homeowners Association, Inc.
4. Recording Data for Association: Redbird Ranch as prescribed by instrument filed of record at Document Number 20080205485-1, Deed and Plat Records, Bexar County, Texas.
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Unit 1A and 1B filed at Bexar County Records on December 20, 2006, Document 20060308728. Use Restrictions for Unit 1A and 1B filed at Bexar County on December 20, 2006, Document 20060308729. Use Restrictions for Units 2A & 2B filed at Bexar County on January 9, 2007, Document 20070007295. Use Restrictions for Unit 2D filed at Bexar County on July 25, 2008, Document 20080160167. Certificate of Annexation Unit 2A and 2B filed at Bexar County on January 9, 2007, Document 20070007294. Certificate of Annexation Unit 3A and 3C filed at Bexar County on February 26, 2007, Document 20070045458. Certificate of Annexation Unit 2D filed at Bexar County on July 25, 2008, Document 20080160166.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws are filed under Document No. 2012000710.

Certificate of Formation is filed under Document No. 2012000710.

The below Redbird Ranch Homeowners Association, Inc. Policies, Guidelines and Resolutions are filed with Bexar County, Texas under Document No. 20180011995

Billing Policy and Payment Plan Guidelines

Guidelines for Land Use of Adjacent Lots

Records Retention Policy

Records Inspection Policy

Membership Voting Policy
Email 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 Payment Policy
Conflict of Interest Policy
Electronic and Telephonic Action Policy
Standby Electric Generators Guidelines
Uncurable Violation Enforcement Resolution

Redbird Ranch Homeowners Association, Inc. Forced Maintenance Policy (Redbird Ranch Subdivision, Units 1A, 1B, 1C, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 4A, 4B, 4C, 4D, 4E, 5A, 5B, 5C, 6A, 7A, 7B, 7C, 8A, 8B, 9A, 11A, 11B, 11C, 11-C1) are filed in Bexar County, Texas under Document No. 20180197029

Redbird Ranch Homeowners Association, Inc. Pool Rules are filed in Bexar County, Texas under Document No. 20190070410.

Redbird Ranch Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20190112425.

Redbird Ranch Homeowners Association, Inc. Resolution of the Board of Directors are filed in Bexar County under Document No. 20190162699 and Medina County under Document No. 2019006134.

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
- Capital Fee - 1 Year Assessments (1st Sale from Declarant to HO) \$532.24

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 20 day of October, 2021.

Redbird Ranch Homeowners Association, Inc.

By: 

Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

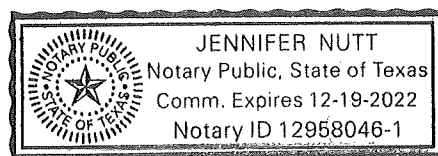
This instrument was acknowledged and signed before me on 20
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Redbird Ranch 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: 10/22/2021 2:40 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk