



PROPERTY OWNERS ASSOCIATION 8th AMENDED MANAGEMENT CERTIFICATE FOR
ROUND ROCK RANCH, PHASE ONE 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 Williamson §

1. Name of Subdivision: Round Rock Ranch
2. Subdivision Location: Williamson County
3. Name of Homeowners Association: Round Rock Ranch, Phase One Homeowners Association, Inc.
4. Recording Data for Association: See Exhibits A and B of the Covenants.
5. Recording Data for Declaration and any amendments: Covenants, Conditions and Restrictions Section 1, 2, 3 is filed at the county under Volume 2583, pg. 0814

 1st Amendment to the Covenants filed at the county under Doc# 9513409, Volume 2702, Pg. 0859 on 4/5/1995.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

 The Bylaws were signed on 3/22/1995 are attached to and filed under Doc# 2013043254

 Amendments to the Bylaws are attached to and filed under Doc# 2013043254

 Certificate of Incorporation was filed with the Secretary of State of Texas on 8/8/1994.

 Articles of Incorporation were filed with the Secretary of State of Texas on 8/8/1994

 Notice of Dedicatory Instruments filed under Document No. 2011088280 on 12/29/2011 are attached to the Certificate filed under Document No. 2013069165 and include:
 - Articles of incorporation
 - Bylaws
 - Amended Bylaws
 - Previously Adopted Rules:

- ACC Guidelines
- Fine Policy and Procedures
- Pool Party Agreement
- Pool Policy and Procedures

Resolutions listed below are filed under Document No. 2013043254:

- Collection Policy
- Payment Plan Policy
- E-Mail Registration

Listed below are filled with County under Document No. 2013106931:

- Collection Policy
- Force Maintenance Administrative Resolution No. 20131029
- 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

Resolution/Policies/Guidelines dated 4/14/16: All policies filed under Document No. 2016044934:

- Incurable Violation Enforcement Resolution
- Electronic and Telephonic Action Policy
- Payment Plan Policy
- Guidelines for Standby Electronic Generators
- Guidelines for Solar Energy Device

Round Rock Ranch, Phase One Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines dated 7/10/2017 are filed under Document No. 2017066903

Update Mailing Address and Contact Information was filed under Document No. 2019094594.

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 20 day of October, 2021.

Round Rock Ranch, Phase One Homeowners Association, Inc.

By: 
Sally Smith (of Spectrum Association Management), Managing Agent

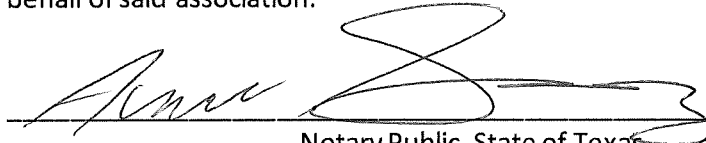
State of Texas §

County of Bexar §

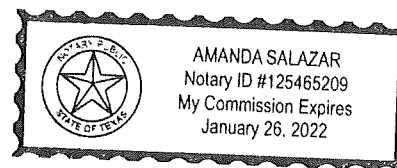
This instrument was acknowledged and signed before me on 20

October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Round Rock Ranch, Phase One Homeowners Association, Inc., on behalf of said association.


Notary Public, State of Texas

(21) 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 2021163404

PMC Fee: \$38.00
10/26/2021 12:02 PM DLAM




Nancy E. Rister, County Clerk
Williamson County, Texas