

PROPERTY OWNERS ASSOCIATION 6th AMENDED MANAGEMENT CERTIFICATE FOR
RIVERSTONE AT ALAMO 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: Riverstone at Alamo Ranch
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Riverstone at Alamo Ranch Homeowners Association, Inc.
4. Recording Data for Association: See Exhibit A of the Covenants, Conditions and Restrictions.
5. Recording Data for Declaration and any amendments: Declaration for units 1, 2, & 3 are filed at the county under Volume 12358, p. 149.

First Amendment to the Declaration filed as Volume 12382, pg 1468

Declaration of Use Restrictions: Unit 1,2 and 3 filed as Vol. 12358, pg 249

Declaration of Use Restrictions: Units 4 & 6 filed under Vol. 12625, pg 1128

Declaration of Use Restrictions: Units 21A filed under Vol. 16358, pg 836

Declaration of Use Restrictions: Units 7, 8 and 9 filed under Vol. 12943, pg 855

Declaration of Use Restrictions: Unit 13A filed under Vol. 12625, pg 1283

Certificate of Annexation: Units 12A, 12B filed under Vol. 14162, pg 587

Certificate of Annexation: Units 19A22 filed under Vol. 14960, pg 656

Declaration of Use Restrictions: Unit 19A-2 filed under Vol. 14960, pg 661

Declaration of Use Restrictions: Unit 19B-2 filed under Vol. 14978, pg 2232

Certificate of Annexation: Unit 19-B filed under Vol. 14978, pg 2249

Certificate of Annexation: Unit 19-A2 filed under Vol. 14985, pg 2291

Declarations of Use Restrictions: Unit 19A2 filed under Vol. 14985, pg, 2273

Certificate of Annexation: Unit 19C filed under Vol. 15624, pg 1227

Declaration of Use Restrictions: Unit 19C filed under Vol. 15624, pg 1231

Certificate of Annexation: Unit 20 filed under Vol. 16222, pg 1938

Declaration of Use Restrictions: Unit 20 filed under Vol. 16222, pg 1942

Certificate of Annexation: Unit 21A filed under Vol. 16358, pg 832

Declaration of Use Restrictions: Unit 21A filed under Vol. 16358, pg 836

Certificate of Annexation: Units 4 & 6 filed under Vol. 12625, Vol 1101 et Seq 6

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

Resolutions dated 6/1/2016 are filed under Document Number 20160108148:

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

Resolution of the Board of Directors for Riverstone at Alamo Ranch Homeowners Association, Inc. Administrative Resolution No. 06222017 dated 5/8/2018 is filed under Document No. 20180089503

Riverstone at Alamo Ranch Homeowners Association, Inc. Pool Rules and Guidelines is filed on 3/5/2019 under Document No. 20190038780

Riverstone at Alamo Ranch Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20190122598

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
- Cap Fee = 1 year worth of assessment (BLDR - 1st Buyer only) \$389.72

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.

Riverstone at Alamo Ranch Homeowners Association, Inc.

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

State of Texas §

County of Bexar §

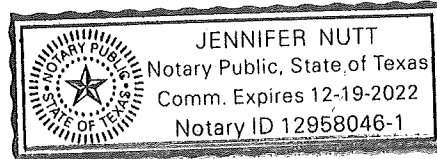
This instrument was acknowledged and signed before me on 20

October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Riverstone at Alamo Ranch Homeowners Association, Inc., on
behalf of said association.

Jennifer Nutt
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**

Document Number: 20210296158
Recorded Date: October 22, 2021
Recorded Time: 2:45 PM
Total Pages: 5
Total Fees: \$38.00

**** 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 2:45 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk