

PROPERTY OWNERS ASSOCIATION 10th AMENDED MANAGEMENT CERTIFICATE FOR
RIDGESTONE 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: Stoneridge
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Ridgestone Homeowners Association, Inc.
4. Recording Data for Association: Plats filed at Bexar County:
 - Unit 1 Volume 9200 Pg 205
 - Unit 2 Volume 9200 Pg 206
 - Unit 3 Volume 9501 Pg 130
 - Unit 4 Volume 9400 Pg. 138
 - Unit 5 Volume 9501 Pg 131
 - Unit 6 Volume 9502 Pg 190
 - Unit 7 Volume 9504 Pg 93
 - Unit 8 Volume 9504 Pg 94
 - Unit 9A Volume 9510 Pg 211
 - Exhibits attached to Vol. 3660, 3713 & 3715
5. Recording Data for Declaration and any amendments:
 - Declaration of Covenants, Conditions and Restrictions of Stoneridge Unit 1&Unit 2Including exhibits, A&B filed on or about March 30, 1982 at Bexar County Court, document #387003, Vol 2482 Pg 1343.
 - Amendment to the Declaration Units 1 & 2 filed on or about 8/30/1982, document #422895, Vol 2552, Pg 574.
 - Amendment No. 2 to the Declaration filed on or about 5/25/1982, document #443363, Vol.2592, pg.573
 - Certificates of Annexation:
 - Unit 3 #611108Vol. 2878
 - Unit 4 #481853, Vol. 2663 filed 9/7/1982

Unit 5 Doc. 611109, Vol. 2878
Unit 6 Doc. 823580, Vol. 3199, filed 3/30/1984
Unit 7 Doc. 722732, Vol. 3078
Unit 8 Doc. 795507, Vol. 3156; filed 7/11/1984
Unit 9A Doc. 1061632, Vol. 3557, filed 11/18/1985
Amendment 1 to Certificate of Annexation Unit 7
Doc. 746084, filed 4/10/1984

Condominium Declaration for Stoneridge Townhomes, Doc. 1132057, Vol. 3660, pgs. 1519-1601, filed 4/3/1986.

1st Amendment to Condominium Declaration For Stoneridge Townhomes, Doc. 1161868, Vol. 3704, pgs. 1588-1589, filed 5/28/1986

Second Certificate of Annexation to Condominium Declaration, Doc. 1167100, Vol. 3713, Pg. 0457-0475, filed 6/5/1986

Ratification of Condominium Declaration, Doc. 1924630, Vol. 4827, pg. 0819-0911, filed 5/29/1990

1st Certificate of Annexation, Doc. 1132058, Vol. 3660, pg 1602

2nd Certification of Annexation Doc. 1167100, Vol. 3713, pg. 0457

3rd Certificate of Annexation, Doc 1168823, Vol. 3713, pg. 1615

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

Bylaws Filed on or about 3/30/1982 Doc# 422896 Pg. 01979 & Vol. 2552, pg. 0578, filed 3/29/1982.

Amendment to the Bylaws for the Ridgestone Homeowners Association, Inc. effective 11/18/2014, filed 4/16/2015 Doc. 20150065439.

Bylaws for Stoneridge Townhomes: Filed under Vol. 3660, pg. 1580

Certificate and Articles of Incorporation: The Certificate and Articles of Incorporation were filed with the Secretary of State of Texas on 3/30/1982.

Administrative Resolution No. 20120309 Regular Meeting Policy.

Collections and Violation Policies filed 6/13/2008 under Doc #20080125533.

Resolutions/Policies:

All policies are attached to and filed with the certificate filed under Book 15237, pg. 2314.

Pool Release and Indemnification Forms

Pool Rules and Regulations

Violation Policy Administrative Resolution No. 2008002
Collection Policy Administrative Resolution No. 2008001
Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Collection Policy
Architectural Guidelines
Guidelines:

All guidelines are attached to and filed with the Certificate filed under Book 15237, pg. 2314.

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines: All policies are attached to and filed under Book 16530, page 2250

Collection Policy
Violation Policy
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

Assessment Collection Policy effective 12.16.2014 is filed under Book 17032, pg. 257

Ridgestone Homeowners Association, Inc. Stoneridge Community Pool Rules and Regulation are filed under Document No. 2019010628.

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.

Ridgestone Homeowners Association, Inc.

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

State of Texas §

County of Bexar §

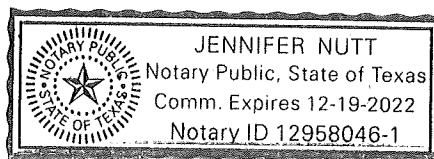
This instrument was acknowledged and signed before me on 20

October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Ridgestone 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**

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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 2:43 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk