

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
TEHAMA RIDGE OWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Tehama Ridge Owners Association, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN TEHAMA RIDGE OWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. D221045043, IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Tehama Ridge.
2. The name of the association: Tehama Ridge Owners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Tarrant County, Texas, as described in Appendix "A" to that certain Declaration of Covenants, Conditions and Restrictions for Tehama Ridge, recorded under Document No. D205047820, Official Public Records of Tarrant County, Texas (the "**Declaration**").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Tehama Ridge Owners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, Keller, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road, Keller, TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments: www.tehamaridge.com
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00

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Resale Certificate Fee - \$250.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

TEHAMA RIDGE OWNERS ASSOCIATION, INC., a
Texas non-profit corporation

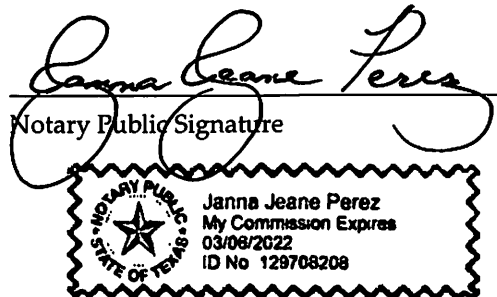
By: *Dawn Kelly*
Name: Dawn Kelly
Title: Property Manager

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me this 11th day of October, 2021 by Dawn Kelly, Authorized Agent of Tehama Ridge Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

AFTER RECORDING RETURN TO:
ALEX S. VALDES, ESQ.
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701
AVALDES@WINSTEAD.COM<



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EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Tehama Ridge, recorded as Document No. D205047820, Official Public Records of Tarrant County, Texas.
 - A. Tehama Ridge [Amendment of Annexation Phase 2], recorded as Document No. D206108545, Official Public Records of Tarrant County, Texas.
 - B. Tehama Ridge [Amendment of Annexation Phase 3, Notice of Common Area Between Lots 11 & 12, Block 22], recorded as Document No. D207055091, Official Public Records of Tarrant County, Texas.
 - i. Correction to Amendment to Annexation of Phase 3 of Tehama Ridge, recorded as Document No. D212195405, Official Public Records of Tarrant County, Texas.
 - C. Tehama Ridge [Amendment of Annexation of Phase 4], recorded as Document No. D209082027, Official Public Records of Tarrant County, Texas.
 - D. Phases 1B & 4B of Tehama Ridge [Amendment of Annexation and 2010 Fences Amendment], recorded as Document No. D210193036, Official Public Records of Tarrant County, Texas.
 - E. Phase 1C of Tehama Ridge [Amendment of Annexation and Notices of Drainage Easements Behind Lots 1R & 2R, and Lots 38-40, Block 18], recorded as Document No. D211313117, Official Public Records of Tarrant County, Texas.
 - F. Phase 5A of Tehama Ridge [Amendment of Annexation and 2012 Fence Amendment], recorded as Document No. D212167313, Official Public Records of Tarrant County, Texas.
 - G. Phase 5B of Tehama Ridge [Amendment of Annexation and Notice of Certain Features], recorded as Document No. D212195474, Official Public Records of Tarrant County, Texas.
 - H. Eighth Amendment to the Declaration of Convents, Conditions and Restrictions for Tehama Ridge, recorded as Document No. D215156144, Official Public Records of Tarrant County, Texas.
 - i. Eighth Amendment to the Declaration of Convents, Conditions and Restrictions for Tehama Ridge, recorded as Document No. D216130811, Official Public Records of Tarrant County, Texas.
 - I. Ninth Amendment to the Declaration of Convents, Conditions and Restrictions for Tehama Ridge, recorded as Document No. D217051304, Official Public Records of Tarrant County, Texas.
2. Bylaws of Tehama Ridge Owners Association, recorded as Document No. D205047821, Official Public Records of Tarrant County, Texas.

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- A. First Amendment to Bylaws of Tehama Ridge Owners Association, recorded as Document No. D216133407, Official Public Records of Tarrant County, Texas.
3. Tehama Ridge [Features Amendment and Fences Amendment], recorded as Document No. D207055092, Official Public Records of Tarrant County, Texas.
 4. Tehama Ridge [Signs Amendment to Declaration of Covenants, Conditions and Restrictions for Tehama Ridge], recorded as Document No. D207135908, Official Public Records of Tarrant County, Texas.
 5. Tehama Ridge [2009 Fences Amendment], recorded as Document No. D209279040, Official Public Records of Tarrant County, Texas.
 6. Tehama Ridge Owners Association [Certain Rules & Regs for Lots], recorded as Document No. D211313119, Official Public Records of Tarrant County, Texas.
 7. Tehama Ridge [Governance Policies], recorded as Document No. D211313118, Official Public Records of Tarrant County, Texas.
 8. Annexation of Tehama Bluffs, recorded as Document No. D215182362, Official Public Records of Tarrant County, Texas.
 9. Tehama Ridge Owners Association Design Guidelines [Roof Replacement and Repair Rules], recorded as Document No. D218224895, Official Public Records of Tarrant County, Texas.
 10. Tehama Ridge Owners Association, Inc. [Fine and Enforcement Policy], recorded as Document No. D219170589, Official Public Records of Tarrant County, Texas.
 11. Tehama Ridge Owners Association, Inc. [Limited Consent and Resolution – Portable Basketball Goals], recorded as Document No. D219170588, Official Public Records of Tarrant County, Texas.
 12. Tehama Ridge Owners Association Board Resolution [Playset Rules], recorded as Document No. D219090837, Official Public Records of Tarrant County, Texas.
 13. Tehama Ridge Supplemental Policies and Rules Adopted Pursuant to the 2021 Legislative Session, recorded as Document No. To Be Filed, Official Public Records of Tarrant County, Texas.

6016

Property Management Group LLC10340 Alta Vista Road, Suite C
Fort Worth, Texas 76244
817-337-1221FROST BANK
Hurst, Texas 76054

30-9/1140



10/14/21

PAY TO THE
ORDER OF

Tarrant County Clerk

\$ 31.00

Thirty one + 4/100

DOLLARS

MEMO

Tehama Ridge
Management Cert
AUTHORIZED SIGNATURE

⑈006016⑈

⑆114000093⑆

609647597⑈

Property Management Group LLC

6016

Property Management Group LLC


6016

ENDORSE HERE

☐ CHECK HERE FOR MOBILE OR REMOTE DEPOSIT ONLY

AT _____
NAME OF FINANCIAL INSTITUTION _____
DATE _____

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE *

 The security features listed below, as well as those not listed, exceed industry guidelines.

Security Features:

- Hologram
 - Multi-dimensional foil seal fused to check stock. Cannot be photocopied.
 - Heat Sensitive Ink
 - Hold red image with fingers or breathe on it. The image will fade and reappear.
 - True Watermark
 - Hold check to a light source to view.
 - Cannot be photocopied.
 - Toner Adhesion Properties
 - Chemistry in paper bonds laser toner to paper fibers without heat. Damage is visible with alteration attempts.
 - Chemically Sensitive Paper and Chemical Wash Detection Area
 - Stains or spots may appear if chemical alteration attempts are made.
 - Microprinting
 - MP Small type in check border appears as dotted line when copied.
 - High Resolution Warning Band
 - Text alerts handler to security features.
 - Anti Copy Technology
 - Document made with technology to prevent most copiers from creating a usable copy.
 - Original Document Back Pattern
 - Discourages cut-and-paste alterations.
- © Padlock design is a certification mark of the Check Payment Systems Association