

PROPERTY OWNERS ASSOCIATION 4TH AMENDED MANAGEMENT CERTIFICATE FOR
REMUDA RANCH MASTER COMMUNITY, 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: Remuda Ranch
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Remuda Ranch Master Community, Inc.
4. Recording Data for Association: Remuda Ranch, Unit 1, a subdivision in Bexar County, Texas, according to the map or plat recorded under Volume 9534, Pages 82-85, or Document No. 20130011286
Remuda Ranch, Unit 2, a subdivision in Bexar County, Texas, according to the map or plat recorded under Volume 9551, Pages 31-32 or Volume 9665, Page 176
Remuda Ranch, Unit 3, a subdivision in Bexar County, Texas, according to the map or plat recorded under Volume 9684, Pages 137-138
Remuda Ranch Master Community, Inc. plat recorded under Volume 6004, Pages 1111-1120,
5. Recording Data for Declaration: Declaration and Master Covenant for Remuda Ranch Master Community, Inc. are filed under Document No. 20130034787

Area Declaration is filed under Document No. 20130035552
Community Manual is filed under Document No. 20130035551
Notice of Applicability for Unit 1 is filed under Document No. 201300355303
Notice of Applicability for Unit 2 is filed under Document No. 20140042965
Notice of Applicability for Unit 3 is filed under Document No. 20150094978
Adoption of Working Capital Assessment is filed under Document No. 20140042452
Design Guidelines are filed under Document No. 20130035550
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The below Remuda Ranch Master Community, Inc. resolutions, policies and guidelines are filed under Document No. 20190102051:
Records Retention Policy, Records Inspection Policy, Membership Voting Policy, E-mail Registration, Religious Item Display Guidelines, Solar Energy Device Guidelines, Roofing Material Guidelines, Rainwater Collection Devices Guidelines, Drought-Resistant Landscaping and Natural Turf Guidelines, Application of Payments Policy, Conflict of Interest Policy, Electronic and Telephonic Action Policy, Standby Electric Generators Guidelines

Remuda Ranch Master Community, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20190108898

Remuda Ranch Master Community, Inc. Pool Rules are filed under Doc No. 20200017522

7. Mailing Address and Contact Information for the Association and the Managing Agent:
Spectrum Association Management
17319 San Pedro, Suite 318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659 Fax: 494-0887

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**
- **Working Capital Assessment - \$350.00 (BLDR-HO & HO-HO)**

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of 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 27 day of October, 2021

Remuda Ranch Master Community, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management) Managing Agent

State of Texas §

County of Bexar §

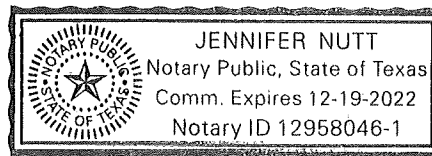
This Instrument was acknowledged and signed before me on 27, October, 2021

by Shelby Schilleci, representative of Spectrum Association Management, LP, the Managing Agent for

Remuda Ranch Master Community, Inc. on behalf of said Association.

After Recording Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro, #318
San Antonio, TX 78232

Jennifer Nutt
Notary Public, State of Texas



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: 11/3/2021 8:38 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk