

PROPERTY OWNERS ASSOCIATION 3<sup>rd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**RIDGE AT SALADO CREEK 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: Ridge at Salado Creek HOA
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Ridge at Salado Creek Homeowners Association, Inc.
4. Recording Data for Association: Subdivision Plat of Mi Sueno at Monte Viejo Unit 1 recorded on August 5, 2016 in Volume 9704 Pages 106-107 of the Official Public records of Real Property of Bexar County, Texas.
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for the Ridge at Salado Creek Subdivision is filed under Document Number 20160178765 of the Bexar County records.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws of the Ridge at Salado Creek Homeowners Association, Inc are filed in Bexar County records under Document Number 20160178764.

Notice of Filing of Certificate of Formation of Ridge at Salado Creek Homeowners Association, Inc. is filed in Bexar County under Document Number 20160178766.

The following resolutions of the Board of Directors were filed in Bexar County records under document number 20160179393:

- Records Production and Copying Policy
- Document Retention Policy
- Payment Plan Policy

Minutes of the Organizational Meeting of the Board of Directors of Ridge at Salado Creek Homeowners Association, Inc. dated 9/1/2016 are filed under Document Number 20170037932.

The following resolutions are filed under Document No. 20180007758.

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

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](http://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
- Capitalization Fee - \$500.00 (BLDR - 1st Buyer only)

**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 29<sup>th</sup> day of October, 2021.

Ridge at Salado Creek Homeowners Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

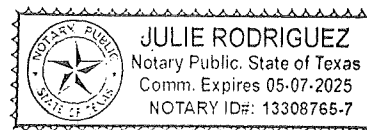
County of Bexar §

This instrument was acknowledged and signed before me on 29  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Ridge at Salado Creek Homeowners Association, Inc., on behalf of said association.

[Signature]  
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:** 20210309407  
**Recorded Date:** November 04, 2021  
**Recorded Time:** 12:08 PM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* 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: 11/4/2021 12:08 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk