2021045103 MISC
11/04/2021 01:56:35 PM Total Pages: 4 Fees: $24.00
J. A. "Andy" Harwell, County Clerk - McLennan County, Texas

PROPERTY OWNERS ASSOCIATION 2ND AMENDED MANAGEMENT CERTIFICATE FOR

WACO CHAPEL RIDGE 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 McLennan §

1. Name of Subdivision: Waco Chapel Ridge

2. Subdivision Location: McLennan County

3. Name of Homeowners Association: Waco Chapel Ridge Homeowners Association, Inc.

4. Recording Data for Association: Plat recorded as Clerk's Instrument No. 201007095 in the Real Property Records for McLellan County, Texas.
   Plat for Phase I is recorded under Instrument No. 2018017514.
   Plat for Phase III is recorded under Instrument No. 2013031275.
   Plat for Phase IV is recorded under Instrument No. 2013031274.
   Plat for Phase V is recorded under Instrument No. 2014037635.
   Plat for Phase VI is recorded under Instrument No. 201503995.
   Plat for Lot 28, Block 1, Phase V, is recorded under Instrument No. 2019034309.
   Plat for Lots 1-7, Block 1, Lots 11-17, Block 6; Lots 1-14, Block 7; Lots 1-11, Block 8; Lot 1, Block 21, Phase VII are recorded under Instrument No. 2019041922.

5. Recording Data for Declaration: Declaration is filed at the county under 2013007437.

   First Amendment to Declaration of Covenants, Conditions, and Restrictions are filed under Instrument No. 2013011391.

   First Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for Chapel Ridge Addition are filed under Document No. 2013032207.

   Second Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for Chapel Ridge Addition are filed under Document No. 2013032208.

   Third Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for Chapel Ridge Addition are filed under Document No. 2014037676.

Fourth Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for Chapel Ridge Addition are filed under Document No. 2014037677.

Fifth Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for Chapel Ridge Addition are filed under Document No. 2016001031.

Sixth Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for Chapel Ridge Addition are filed under Document No. 2018025785.

Seventh Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for Chapel Ridge Addition are filed under Document No. 2020003514.

Eighth Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for Chapel Ridge Addition are filed under Document No. 2020003515.

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

Bylaws of Waco Chapel Ridge were signed on the 28th of August 2013.

The following resolutions and guidelines are filed under Document No. 2018019533:
Billing Policy and Payment Plan Guidelines
Violation Enforcement Resolution

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

- **Capitalization Fee Builder to Owner - $150.00**

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 29th **day of** October**, 2021.**

Waco Chapel Ridge 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 Waco Chapel Ridge Homeowners Association, Inc., on behalf of said association.

JULIE RODRIGUEZ
Notary Public, State of Texas
Comm. Expires 05-07-2025
NOTARY ID#: 13308765-7

Notary Public, State of Texas

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

FILED AND RECORDED

Instrument Number: 2021045103

Filing and Recording Date: 11/04/2021 01:56:35 PM Pages: 4 Recording Fee: $24.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of McLennan County, Texas.

J. A. "Andy" Harwell, County Clerk
McLennan County, Texas

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