



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 22, 2021 02:40 PM Fee: \$34.00

2021235799

Electronically Recorded

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
RIDGEVIEW AUSTIN HOMEOWNERS ASSOCIATION

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 Travis §

1. Name of Subdivision: Ridgeview
2. Subdivision Location: Travis County
3. Name of Homeowners Association: Ridgeview Austin Homeowners Association
4. Recording Data for Association: Lots 1 through 65, Black A; Lots 1 through 6, Black B; Lots 1 through 12, Block C; Lots 1 through 11, Block D; Lots 1 through 32 and Lot 28, Black E; and Lot 1, Block F of Ridgeview Phase I, an addition in Travis County, Texas according to the map or plat of record in Document No. 201100007, Plat Records, Travis County, Texas, as amended.
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Ridgeview recorded under Document No. 2011003207, Official Public Records of Travis County, Texas, as amended and (ii) First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Ridgeview recorded under Document No. 2012024264, Official Public Records of Travis County, Texas, as amended and (III) Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for Ridgeview recorded under Document No. 2012064184, Official Public Records of Travis County, Texas, as amended. Fourth Amendment to the Declaration of Covenants, Conditions, and Restrictions for Ridgeview recorded under Document No. 2019042311.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Billing Policy and Payment Plan Guidelines are filed under Document No. 2018085261.

Updated mailing address information is filed under Document No. 2019178748.
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 - 2 months' worth of assessments (2021 Annual Assessment are \$540.00)
 (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 20 day of October, 2021.

Ridgeview Austin Homeowners Association

By: _____

Sally Smith (of Spectrum Association Management), Managing Agent

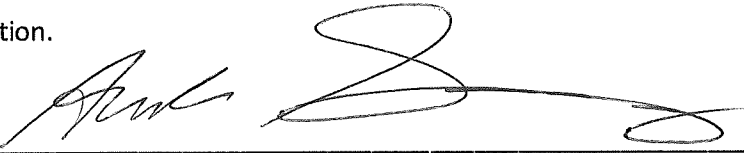
State of Texas §

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 Ridgeview Austin Homeowners Association, on behalf of said association.



Notary Public, State of Texas

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

