

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR

MELISSA 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 Collin§

1. Name of Subdivision: Hunters Ridge
2. Subdivision Location: Collin County
3. Name of Homeowners Association: Melissa Homeowners Association
4. Recording Data for Association: Plat is filed at the County under 2002-0106521

Hunters Ridge Phase 1, filed on January 28, 2002 and recorded in Cabinet N, Page 648 of the Deed Records of Collin County, Texas and Hunters Ridge Phase 1, filed on July 29, 2002 and recorded in Cabinet N, Page 992 of the Deed Records of Collin County, Texas and Hunters Ridge Phase 2, filed on February 27, 2003 and recorded in Cabinet O, Page 412 of the Deed Records of Collin County, Texas and Hunters Ridge Phase 3, filed on February 15, 2005 and recorded in Cabinet Q, Page 174 of the Deed Records of Collin County, Texas.

5. Recording Data for Declaration:

Declaration of Covenants, Conditions and Restrictions of Hunters Ridge, an Addition to the City of Melissa, Collin County, Texas, filed on February 19, 2002 and recorded in Document No. 2002-0025345 of the Official Public Records of Collin County, Texas and Supplementary Declaration of Covenants, Conditions and Restrictions, Hunters Ridge, filed on October 24, 2002 and recorded in Document No. 2002-0155014 of the Official Public Records of Collin County, Texas and Supplementary Declaration of Covenants, Conditions and Restrictions, Hunters Ridge, filed on January 25, 2005 and recorded in Document No. 2005-0010326 of the Official Public Records of Collin County, Texas and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Hunter Ridge, City of Melissa, Collin County, Texas, filed on February 17, 2006 and recorded in Document No. 20060217000217820 of the Official Public Records of Collin County, Texas.

Articles of Incorporation and Bylaws of Melissa Homeowners Association filed in the Office of the Secretary of State of Texas on April 5, 2002.

Melissa (Hunters Ridge) Homeowners Association, Inc. Amendment Notice of Filing of Dedicatory Instruments are filed under Document No. 20101214001366510

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

Melissa (Hunters Ridge) Homeowners Association, Inc. Covenant Enforcement and Fining Policy, filed February 28, 2006 and recorded in Document No. 20060228000255220 of the Official Public Records of Collin County, Texas;

Right of Way Warranty Deed, filed on September 23, 2009 from Melissa Homeowners Association, a Texas corporation to the City of Melissa, Texas and recorded in Document No. 2009093001186690 of the Official Public Records of Collin County, Texas;

Temporary Construction Easement, filed on September 23, 2009 to the City of Melissa, Texas and recorded in Document No. 20090923001186700 of the Official Public Records of Collin County, Texas.

The below Melissa Homeowners Association Policy and Guidelines are filed under Document No. 20190530000611690

- Billing Policy and Payment Plan Guidelines
- Records Retention Policy
- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display 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
- Uncurable Violation Enforcement Resolution
- 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

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 25th day of October, 2021.

Melissa Homeowners Association


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

State of Texas §

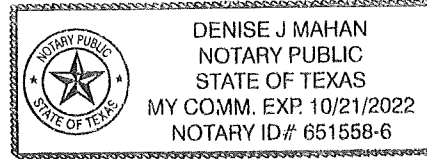
County of Bexar §

This instrument was acknowledged and signed before me on 25th,
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Melissa 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



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/28/2021 01:15:37 PM
\$38.00 AHASIK
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