

PROPERTY OWNERS' ASSOCIATION 8<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**BEACON HILL HOMEOWNERS ASSOCIATION, INC. DBA BEACON HILL & LAKESIDE VILLAGE  
NEIGHBORHOOD 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 Dallas       §

1.     Name of Subdivision:           Beacon Hill Village  
                                             Lakeside Village
2.     Subdivision Location:         Saddlehorn and Ranch Blvd, Irving TX
3.     Name of Homeowners Association: Beacon Hill Homeowners Association, Inc. dba Beacon Hill & Lakeside Village Neighborhood Association
4.     Recording Data for Declaration and any amendments:  
         Plats Filed at Dallas County:  
         V92162, page 3666; V92195, page 0516; V94045, page 5289; Also view Exhibits A included in the Declaration and Amendments.
5.     Recording Data for Declaration:  
  
         Master Declaration of Covenants, Conditions and Restrictions Filed 10/4/1983, Volume 83196, page 0748.  
  
         Declaration of Covenants, Conditions and Restrictions filed 9/23/1992, Volume 92186, page 304.  
  
         Notice of Filing Dedicatory Instruments filed 6/6/2005, Doc# 5258022.  
  
         First, Second and Third Supplemental Declarations of Covenants, these documents are attached to Document 201100321963 at the county.
6.     Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The Beacon Hill Bylaws are attached The Bylaws of Valley Ranch Master Association and Amendments are attached to the Certificate filed under Doc. 201100091294 at Dallas County.

Articles of Incorporation: The Articles of Incorporation of Beacon Hill and Valley Ranch Master Association are attached to the Certificate filed under Doc. 201100091294 at Dallas County.

Resolutions/Policies:

All policies are attached to and filed to Document 201100321963 at the county.

Assessment Collection Policy signed 2/21/1994

Administrative Resolution No. 00012011 Collection Policy signed 6/22/2011

Administrative Resolution No. 2011002 Violation Policy signed 1/22/2011

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Collection Policy

Architectural Guidelines

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays  
Guidelines:

Resolutions/Policies/Guidelines: All policies are filed under Doc#201300381589

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf

Conflict of Interest Policy

Guidelines for Flag Display

Religious Items Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Guidelines

Application of Payments Policy

The Policies and Guidelines listed below are filed under Document Number 201500315104:

Electronic and Telephonic Action Policy; Payment Plan Policy; Standby Electric Generators

Beacon Hill Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines dated 9/15/2017 are filed under Document No. 201700265301

Update to Mailing Address and Contact Information is filed under Document No. 201800250886

Assumed Name filed on 7/5/2022 with the Secretary of State under File No. 125202901

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

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 11 day of July, 2022

Beacon Hill Homeowners Association, Inc. dba Beacon Hill & Lakeside Village Neighborhood 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 11th

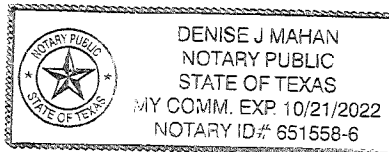
July, 2022 by Shelby Welch, representative of Spectrum Association

Management, LP, the Managing Agent of Beacon Hill Homeowners Association, Inc. dba Beacon Hill &

Lakeside Village Neighborhood Association on behalf of said Association.

Denise J Mahan  
Notary Public, State of Texas

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



**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202200189933

eRecording - Real Property

Recorded On: July 11, 2022 01:57 PM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 202200189933  
Receipt Number: 20220711000299  
Recorded Date/Time: July 11, 2022 01:57 PM  
User: Kevin T  
Station: CC18

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.