

PROPERTY OWNERS' ASSOCIATION 9th 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
Stonecreek Village
2. Subdivision Location: **Dallas**
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.
Phase B Plat recorded under Vol 93131 Page 8401
5. Recording Data for Declaration:

Master Declaration of Covenants, Conditions and Restrictions Filed 10/4/1983, Volume 83196, page 0748.

First Amendment to Master DCCR's recorded under Document No. 198602263518

Second Amendment to Master DCCR's recorded under Document No. 198801039299

Third Amendment to Master DCCR's recorded under Document No. 198901158935

Fourth Amendment to Master DCCR's recorded under Document No. 199000909019

Fifth Amendment to Master DCCR's recorded under Document No. 199102500642

Sixth Amendment to Master DCCR's recorded under Document No. 199601760692

First Supplement to the Master DCCR's recorded under Document No. 198400889237

Second Supplement to the Master DCCR's recorded under Document No. 198402204494

Third Supplement to Master DCCR's recorded under Document No. 198500593094

Fourth Supplement to Master DCCR's recorded under Document No. 198402390860

Fifth Supplement to Master DCCR's recorded under Document No. 198500034856 & 198500034857

Sixth Supplement to Master DCCR's recorded under Document No. 198500118790

Seventh Supplement to Master DCCR's recorded under Document No. 198500628009

Eighth Supplement to Master DCCR's recorded under Document No. 198500498807

Ninth Supplement to Master DCCR's recorded under Document No. 198500373012

Tenth Supplement to Master DCCR's recorded under Document No. 198500498809

Eleventh Supplement to Master DCCR's recorded under Document No. 198501088313

Twelfth Supplement to Master DCCR's recorded under Document No. 198501610030

Thirteenth Supplement to Master DCCR's recorded under Document No. 198601613161

Fourteenth Supplement to Master DCCR's recorded under Document No. 198901570122

Declaration of Covenants, Conditions and Restrictions filed 9/16/1992, Volume 92186, page 4304.

First Supplement to DCCR's recorded in Document No. 199301318137

Second Supplemental DCCR's recorded in Document No. 199401120519

Third Supplemental DCCR recorded under Document No. 199401178970

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. 125202

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 17th day of June, 2025

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 §

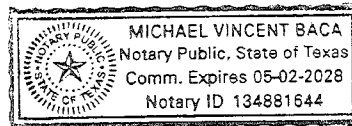
County of Bexar §

This Instrument was acknowledged and signed before me on 17th
June, 2025 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.

Michael Vincent Baca
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**

Instrument Number: 202500140057

eRecording - Real Property

Recorded On: July 07, 2025 10:39 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* 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: 202500140057
Receipt Number: 20250707000042
Recorded Date/Time: July 07, 2025 10:39 AM
User: Vickey J
Station: Cc131

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.