

PROPERTY OWNERS ASSOCIATION 4<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**ROBINSON RIDGE ESTATES HOMEOWNER'S 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 Collin §

1. Name of Subdivision: Robinson Ridge
2. Subdivision Location: Collin County
3. Name of Homeowners Association: Robinson Ridge Homeowner's Association, Inc.
4. Recording Data for Association: Robinson Ridge Homeowners' Association, Inc. a subdivision of records in Collin Country, Texas according to the map of plat thereof, recorded is Volume 3603, Page 158 / Volume 848, Page 429 / Volume 699, Page 343 / Volume 3159, Page 836 and under Document No 97-0029457 of the Collin County Deed records.
5. Recording Data for Declaration: Declaration is filed under Document No. 2004- 0131596. First Amendment to the Declaration is filed under Document No. 2005- 0180390. First Supplement to Notice of Filing of Dedicatory Instruments filed under Document No. 20111227001393920. Supplemental Declaration for Robinson Ridge Estates is filed under Document No. 20130319000364580.  
  
Robinson Ridge Estates Homeowner's Association, Inc. Bylaws are filed under Volume 5759, Pages 03906 - 03922. Second Amendment to the Bylaws of Robinson Ridge Estates Homeowner' Association, Inc. is filed under Document No. 20160202000127600.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Unanimous Consent of the Directors in Lieu of an Organizational Meeting of the Board of Directors of Robinson Ridge Estates Homeowner's Association, Inc. filed under Volume 5759 03896 through 5759-03898.

The below Robinson Ridge Estates Policy Guidelines and Resolutions are filed under Document No. 20191127001516330

- Billing Policy and Payment Plan Guidelines

- 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
- Violation Enforcement Resolution
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Payment Plan Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution
- Guidelines for Land Use of Adjacent Lots

Robinson Ridge Estates Homeowner's Association, Inc. Pool Rules are filed under Document No. 20200219000234680.

Robinson Ridge Estates Homeowner's Association, Inc Violation Enforcement Resolution is filed under Document No. 20200507000666930

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
- Capitalization Fee - \$250.00

**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 25<sup>th</sup> day of October, 2021.

Robinson Ridge Homeowner's Association, Inc.

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

State of Texas §

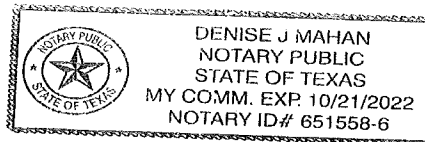
County of Bexar §

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

Management, the Managing Agent of Robinson Ridge Homeowner's Association, Inc., on behalf of said association.

Denise J. Mahan  
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 12:50:27 PM  
\$34.00 AHASIK  
20211028002203430

Stacey Kemp