



PROPERTY OWNERS' ASSOCIATION 6<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**SILVER RIDGE HOMEOWNERS 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 Ft Bend §

1. Name of Subdivision: Silver Ridge
2. Subdivision Location: Missouri, Texas
3. Name of Homeowners Association: Silver Ridge Homeowners Association, Inc.
4. Recording Data for Association: Plats are filed at the county:  
Section 1 filed under Doc# 2006069317 on 6/12/2006  
Section 2 filed under Doc# 9761442 on 9/25/1997  
Section 3 filed under Doc# 1999098124 on 11/10/99
5. Recording Data for Declaration:  
First Amendment to the Restated Declaration is filed at the county under Doc# 2009003961  
Amended and Restated Restrictive Covenants for Silver Ridge recorded at the County under Clerks File No. 9518776  
Amended and Restated Restrictive Covenants for Silver Ridge Subdivision filed at the County under Clerks File No. 9313947  
Declaration for Silver Ridge Subdivision, Section One filed at the County under Volume 1262' Page 878 at the County  
Third Amendment to the Declaration of Silver Ridge Subdivision is filed under Document No. 2000091274  
Restrictive Covenants for Silver Ridge Subdivision, Section two filed under Document No. 9866720
6. Bylaws signed 9/11/1992 are attached to this Certificate.  
First Amendment to the Bylaws signed 1/11/2005 are filed under Doc#2013148775  
Second Amendment of the Bylaws filed under Doc# 2012087423  
Articles of Incorporation are attached to Doc#2013148775  
Affidavit for Filing Dedicatory Instruments filed on 1/31/2012 are attached to Doc#2013148775  
Guidelines For Display of Certain Religious Items  
Roofing Materials  
Display of Flags

Solar Energy Devices  
Rainwater Recovery Systems  
Records Production and Copying  
Payment Plan Policy  
Document Retention Policy

The following are filed under Document No. 2016015974.  
Electronic and Telephonic Action Policy; Payment Plan Policy; Solar Energy Device  
Guidelines; Standby Electric Generators Guidelines

Billing Policy and Payment Plan Guidelines are filed under Document No. 2018047330

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 27 day of October, 2021.

Silver Ridge Homeowners Association, Inc.

By: [Signature]  
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27<sup>th</sup>  
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Silver Ridge Homeowners Association, Inc., on behalf of said association.

[Signature]  
Notary Public, State of Texas

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

