


MARY LOUISE NICHOLSON
COUNTY CLERK

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
TEHAMA RIDGE OWNERS 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 Tarrant §

1. Name of Subdivision: Tehama Ridge
2. Subdivision Location: Tarrant
3. Name of Homeowners Association: Tehama Ridge Owners Association
4. Recording Data for Association:

Final Plat, Block A, The Presidio Recorded under Instrument No. D216146737
Final Plat recorded under Instrument No. D212058512
Final Plat recorded under Instrument No. D213058989
Final Plat recorded under Instrument No. D206411319
Final Plat recorded under Instrument No. D212014811
Final Plat recorded under Instrument No. D212131184
Final Plat recorded under Instrument No. D205366592
Replat recorded under Instrument No. D205151199
Final Plat recorded under Instrument No. D206411318
Final Plat recorded under Instrument No. D210094979
Final Plat recorded under Instrument No. D204325012
Final Plat recorded under Instrument No. D209006971
Final Plat recorded under Instrument No. D210281611
Final Plat recorded under Instrument No. D208356176
Correction Plat recorded under Instrument No. D205159184

5. Recording Data for Declaration and any amendments:

DCCR Is recorded under Document No. D205047820
Amendment of annexation Phase 2 recorded under Instrument No. D206108545
Amendment of annexation Phase 3 recorded under Instrument No. D207055091
Correction Amendment of Phase 3 recorded under Instrument No. D212195405
Features Amendment to DCCR's recorded under Instrument No. 207055092 & D209279040
Sign Amendment to DCCR's recorded under Instrument No. D207135908
Amendment of annexation Phase 4 recorded under Instrument No. D209082027

Amendment of annexation Phase 1B & 4B recorded under Instrument No. D210193036
 Amendment of annexation Phase 1C recorded under Instrument No. D211313117
 Amendment of annexation Phase 5A recorded under Instrument No. D212167313
 Amendment of annexation Phase 5B recorded under Instrument No. 212195474
 8th Amendment to the DCCR's recorded under Instrument No. D215156144 D216130811
 9th Amendment to the DCCR's recorded under Instrument No. D217051304
 Annexation of Tehama Bluffs is recorded under Instrument No. D215182362

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

Supplement to Variance is recorded under Instrument No. D220332519

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 (for Builder sells only) = \$120.00
 - Rush for Statement of Account (for Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (for Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Reserve fun = ½ annual assessment

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 26 day of September, 2023.

Tehama Ridge Owners Association

By: _____

Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on this 26th day of September, 2023 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Tehama Ridge Owners 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

