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**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE 10TH AMENDMENT FOR  
THE RIDGE AT WILLOW POINTE 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.

**State of Texas                    §**

**County of Guadalupe    §**

1. Name of Subdivision: Willowbridge II Subdivision
2. Name of Homeowners Association: The Ridge at Willow Pointe Homeowners Association, Inc.
3. Name & mailing address of Association: The Ridge at Willow Pointe Homeowners Association, Inc. 227 N Loop 1604 East, Suite 150, San Antonio, TX 78232
4. The Association's designated representative is: HOA Management Services LLC,  
227 N. Loop 1604 East, Suite 150, San Antonio, TX 78232  
Phone: 210-651-2138 | Email: [info@hoa-mgmt.com](mailto:info@hoa-mgmt.com) | Website: [www.hoa-mgmt.com](http://www.hoa-mgmt.com)
5. Resales Disclosure Package: \$375  
Homeowner Setup/Unit Transfer Fee: \$275 Collected at closing from the buyer
6. Recording Data for Subdivision: Plats recorded at Guadalupe County under Volume 6, Pages 403-404, 532, 533-535, 569-570, 623, 766 Volume 7, Pages 76-77, 211-212, 213, 242, 551, 523
7. Recording Data for Declaration: All documents are recorded at Guadalupe County.  
The Covenants, Conditions and Restrictions Recorded at Guadalupe Co, document #20126, Volume 1908, page 0024.

Amendment to the Declaration filed 7/6/2004, Volume 2030, page 0459.

Annexation to the Declaration filed 11/14/2005, Volume 2237, page 0185.

Second Annexation to the Declaration filed 11/18/2005, Volume 2239, pg 794.

Third Annexation to the Declaration filed Volume 2409, pg 647.

Notice of Correction to (1) Amendment to Declaration of Covenants, Conditions and Restrictions for Willowbridge II Subdivision; and (2) Second Annexation to Declaration Of Covenants, Conditions and Restrictions For Willowbridge II Subdivision filed With and attached to the Certificate filed 11/30/2100 Document 11-021015, Volume 3064, pg. 0512.

License and Maintenance Agreement signed 4/16/09 filed with and attached to the Certificate filed 11/30/2100, Document 11-021015, Volume 3064, pg. 0512.

8. Articles of Incorporation: Filed with the Secretary of State of Texas on 9/16/2003 and filed under Doc. 11-013685 at Guadalupe County.

Bylaws: Filed on 9/19/2003, Volume 1908, pg 11.

Amended Bylaws filed 3/24/2006, Volume 2289, Page 21.  
First Amendment to the Bylaws Pertaining to Quorum was adopted on 1/31/2008.  
All Bylaws are also filed with under Doc. 11-013685 at Guadalupe County.  
Resolutions filed with and attached to the Certificate filed 11/30/2100 Document 11-021015,  
Volume 3064, pg. 0412.

Administrative Resolution No. 2009001 Collection Policy signed 8/1/2009  
Administrative Resolution No. 2009002 Violation Policy signed 8/1/  
Collection Policy for Delinquent Accounts approved by the Board of Directors on 4/8/ Administrative  
Resolution No. 201003252010 Fine Policy is attached and filed with this Certificate.  
Administrative Resolution No. 20110202 Violation Policy is attached to and filed with Vol. 3084, pg  
2038  
Resolutions/Policies filed 11/30/2100 under Document No. 11-021015, Volume 3064, pg. 0512. Record  
Retention Policy  
Records Inspection Policy  
Payment Plan Policy  
Email Registration Policy  
Membership Voting Policy  
Collection Policy  
Architectural Guidelines  
Guidelines: Filed with and attached to the Certificate filed 11/30/2100 Document 11-021015, Volume  
3064, pg. 0512.  
Architectural Guidelines for:  
Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines: filed under Vol. 4188, pg. 250  
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 Violation/Forced Maintenance Procedures and Violation Fine Procedures signed 2/26/2015 are filed  
under Document Number 2015003912.

The following Resolution dated 1/9/2017 is filed under document #2017001265:

- Billing Policy and Payment Plan Guidelines
- Schedule of Billing Procedures

Ridge at Willow Pointe Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines dated  
5/11/2018 filed under document # 201899010128.



***Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Ridge at Willow Pointe Homeowners Association, Inc., as well performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No Person should rely on this Management Certificate for anything other than for identifying and contacting the Association.***

**Ridge at Willow Pointe Homeowners Association, Inc**

By: Gideon Christose

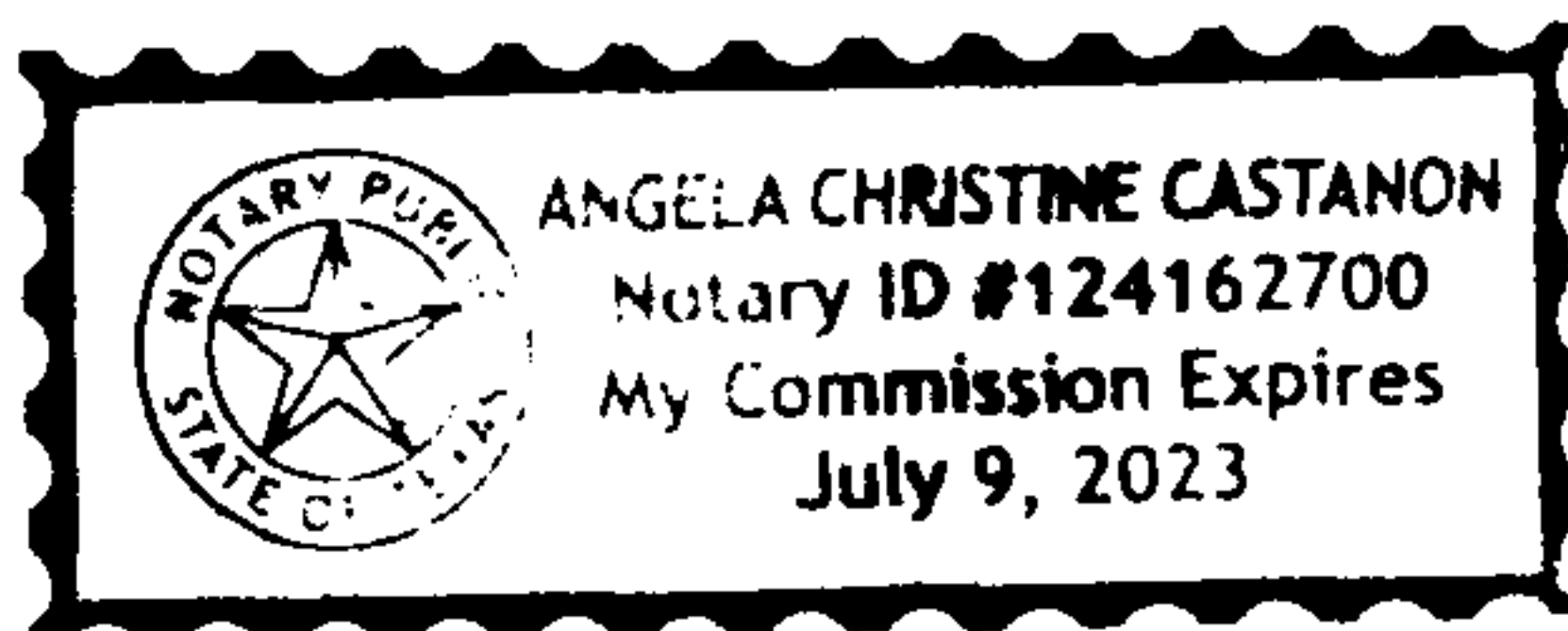
Print Name: Gideon Christose

Print Title: Managing Agent

State of Texas §

County of Guadalupe §

This instrument was acknowledged and signed before me on this the 26 day of May, 2022 by Gideon Christose the Managing Agent of the Ridge at Willow Pointe Homeowners Association, on behalf of the Association.



Angela C. Castanon  
Notary Public – State of Texas

**After Recording Return To:**  
HOA Management Services LLC  
227 N Loop 1604 East, Ste. 150  
San Antonio TX 78232

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I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
05/27/2022 09:44:22 AM PAGES: 3 IKOPR  
TERESA KIEL, COUNTY CLERK



Teresa Kiel