

PROPERTY OWNERS ASSOCIATION 5<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**SABLERIDGE 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 Harris §

1. Name of Subdivision: Sableridge HOA
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Sableridge Homeowners Association, Inc.
4. Recording Data for Association: The subdivision is recorded with Map and Plat Records of Harris county, Teas as:
  - a) Sable Ridge, Section One, a subdivision in Harris County, Texas as set forth in the map or plat thereof recorded under Volume 293, Page 123, along with any replats or amendments thereto.
  - b) Sable Ridge, Section Two, a subdivision in Harris County, Texas as set forth in the map or plat thereof recorded under Volume 317, Page 98, along with any replats or amendments thereto
5. Recording Data for Declaration: The Declarations and Governing documents for the Association are recorded in the Real Property Records of Harris County, Texas, as follows:
  - a) Declaration of Covenants, Conditions and Restrictions for Sableridge, Section One, under Clerk's File No. G621958, along with any amendments thereto or supplements thereof;
  - b) Declaration of Covenants, Conditions and Restrictions for Sableridge, Section Two, under Clerk's File No. J213083, along with any amendments thereto or supplements thereof;
  - c) Amendment to Declaration of Covenants, Conditions and Restrictions of Sableridge, Section Two, under Clerk's File No. J227368;
  - d) Annexation Agreement, Sableridge Section Two, under Clerk's File No. J235372;
  - e) Protective Covenants, (Easement Encroachment Agreement), under Clerk's File No. G655967;
  - f) Payment Plan Policy for Sableridge, under Clerk's File No. 2011-0548263;
  - g) Books and Records Production Policy for Sableridge, under Clerk's File No. 2011-0548264;
  - h) Records Retention Policy for Sableridge, under Clerk's File No. 2011-0548261;

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- i) Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels for Sableridge, under Clerk's File No. 2011-0548266;
- j) Amendment to the Bylaws of Sableridge Homeowners Association are filed under Clerk's File No RP-2017-25684.

The following items are filed under document number RP-2017-76244:

- Articles of Incorporation
- Park Policy and Rules
- Revised Park Rules
- By-Laws of Sableridge Homeowners Association, Inc.
- Violation Resolution
- Violation Resolution Schedule
- Collection Policy
- Collection Resolution Schedule
- E-mail Registration Policy
- Architectural Guidelines
- Payment Plan Policy
- Membership Voting Policy
- Architectural Guidelines
- Records Retention Policy
- Records Inspection Policy

Amendment to the Bylaws of Sableridge Homeowners Association, Inc. dated 2/23/2017 is filed under RP-2017-86095.

Sableridge Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. RP-2018-208100

Sableridge Homeowners Association, Inc. Pool Rules are filed under Document No. RP-2020-83379

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

Sableridge Homeowners Association, Inc.

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

State of Texas §

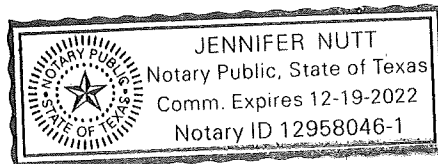
County of Bexar §

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

Management, the Managing Agent of Sableridge 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**



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# Pages 4  
11/03/2021 04:23 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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