



PROPERTY OWNERS ASSOCIATION 8<sup>TH</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**THE FALCON RANCH 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 Fort Bend §

1. Name of Subdivision: Falcon Ranch
2. Subdivision Location: Fort Bend County
3. Name of Homeowners Association: The Falcon Ranch Homeowners' Association, Inc.
4. Recording Data for Association: The Plat is filed at the county under Doc#2001024500 as recorded at Ft. Bend County
5. Recording Data for Declaration: The Declaration is filed at the county under Doc# 2001072789 as recorded at Ft. Bend County. Supplemental Amendment for Section Two is filed under Document No. 2002065619. Supplemental Amendment for Section Three is filed under Document No. 2002065620.

The Bylaws of Falcon Ranch are filed under Document No. 2014016358

Certificate of Filing #800008808 is attached to Doc# 2014016358 filed at Ft. Bend County

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

Enforcement Regulations and Fining Policy for Violations of the Governing Documents effective 5/1/2007 is attached to Doc# 2014016358 filed at Ft. Bend County

Resolutions/Policies/Guidelines: All policies are filed under Document #2014040573.

Collection 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 Falcon Ranch Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines is filed under Document No. 2017135733

The Falcon Ranch Homeowners Association, Inc. Pool Rules is filed under Document No. 2019045953.

The Falcon Ranch Homeowners Association, Inc. Resolutions are filed under Document No. 2019056776

- Uncurable Violation Enforcement Resolution
- Rules, Regulations, and Violation Enforcement Resolution

The Falcon Ranch Homeowners Association, Inc Pool Rules are filed under Document No. 2020036254.

The Falcon Ranch Homeowners Association, Inc Amended Pool Rules are filed under Document No. 2020068498

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

The Falcon Ranch Homeowners' 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 The Falcon Ranch Homeowners' 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

