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PROPERTY OWNERS ASSOCIATION 5<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**CIBOLO RED RIVER 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 Guadalupe   §

1.     Name of Subdivision:   Red River Ranch
2.     Subdivision Location:   Guadalupe County
3.     Name of Homeowners Association: Cibolo Red River Ranch Homeowners Association, Inc.
4.     Recording Data for Association: All that certain real property known as Red River Ranch, Unit 1 according to that certain final subdivision plat of Red River Ranch, Unit 1 recorded on March 2, 2018 in Volume 8, Pages 753-756 of the official public records of real property of Guadalupe County, Texas.
5.     Recording Data for Declaration and any amendments: Declaration for Red River Ranch Unit 1 is filed at the County under Document No. 201819012098.
6.     Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws for Red River Ranch Unit 1 is filed at the County under Document No. 201899012096

The following Resolutions are filed under Document No. 201899013581:

- Records Production & Copying Policy
- Document Retention Policy
- Payment Plan Policy

The following Resolutions, Policies and Guidelines are filed under Document No. 201899024389.

- Billing Policy and Payment Plan Guidelines
- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines

- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution
- Guidelines for Land Use of Adjacent Lots
- Payment Plan Policy

Cibolo Red River Ranch Homeowners Association, Inc. Violation Enforcement Resolution is filed under Document No. 202099027954.

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
- Work Capitalization Fee - \$750.00

**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 15<sup>th</sup> day of November, 2021.

Cibolo Red River Ranch Homeowners Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

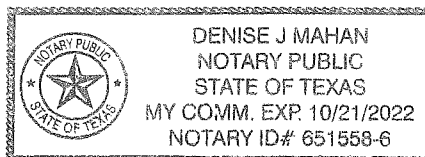
County of Bexar §

This instrument was acknowledged and signed before me on 15<sup>th</sup>  
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Cibolo Red River 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



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I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
11/24/2021 02:27:38 PM PAGES: 3 TIFFANY  
TERESA KIEL, COUNTY CLERK



Teresa Kiel