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202199040478



PROPERTY OWNERS ASSOCIATION 14th AMENDED MANAGEMENT CERTIFICATE FOR
FOREST RIDGE OWNERS 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: Forest Ridge
2. Subdivision Location: Guadalupe County
3. Name of Homeowners Association: Forest Ridge Owners Association, Inc.
4. Recording Data for Association: Forest Ridge Subdivision Recorded in Deed and Plat
Records of Guadalupe County, Texas, as follows:
Volume 5, Pg 354
Volume 6, Pg 110
Volume 6, Pg 309
Volume 6, Pg 442- 443
Exhibit A of Volume 1266, pg 75
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and
Restrictions Unit 1 filed at Guadalupe County
On 4/24/1997, Vol. 1266, pg. 75.
First Amendment to the Declaration filed
5/8/1997, Vol. 1269, pg. 349
Second Amendment to the Declaration filed
2/12/1998, Vol. 1320, pg. 999
Third Amendment to the Declaration filed
2/12/1998, Vol. 1337, pg. 777
Fourth Amendment to the Declaration filed
5/14/1999, Vol. 1432, pg. 81
Fifth Amendment to the Declaration filed
4/29/1997, Vol. 1483, pg. 59
Sixth Amendment to the Declaration filed
12/15/2000, Vol. 1563, pg. 841
Seventh Amendment to the Declaration filed
4/29/2002, Vol. 1704, pg. 803

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

Bylaws are filed with Vol. 2368, pg. 373 on 9/8/2006

Bylaws 1st Revision dated 8/11/2008

Articles of Incorporation are filed with the Secretary of State of Texas on 3/4/1997

Resolutions/Policies:

All policies are attached to and filed with the Certificate filed under Volume 3077, page 0195.

Towing Policy Administrative Resolution No. 2007001

Number of Directors on the Board of Directors Administrative Resolution No. 2008001

Number of Directors on the Board of Directors Administrative Resolution No. 20100322

Force Mow Policy Administrative Resolution No. 2010316

10 Day Violation Letters and Corrective Actions of 3/16/2010

Schedule of Collection Procedures/Collection Policy

Swimming Pool Rules and Guidelines

Resolutions and Policies signed 9.10.2013 filed under Resolutions/Policies/Guidelines: All policies are filed under Volume 4150, pg 197

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

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

Administrative Resolution No. 20132509 No Businesses Policy signed 9.28.2013 is filed under Vol 4150, pg 197

Parking Policy Administrative Resolution NO. 20140115 is filed under Book 16531 pg. 112

Forest Ridge Pool and Pool Cabana Rules, Regulations and Guidelines are attached to and file under Volume 4219, pg. 990

Administrative resolution No. 20141106 Fence Maintenance Policy is attached to and filed under Document No 2014020863.

Billing Policy and Payment Plan Guidelines and Resolution of the Board of Directors of Forest Ridge Owners Association, Inc. are filed under Document No. 201899006083

The below Forest Ridge Owners Association, Inc. Policies, Guidelines and Resolutions are filed under Document No. 201899022965:

- Billing Policy and Payment Plan Guidelines
- Standby Electric Generators Guidelines
- Electronic and Telephonic Action Policy
- Resolution of the Board of Directors
- Forced Maintenance Policy

Forest Ridge Owners Association, Inc. Pool and Pool Cabana Rules, Regulations, and Guidelines are filed under Document No. 20199900430.

Forest Ridge Owners Association, Inc. Resolution of the Board of Directors Pertaining to the Parking Policy are filed under Document No. 202199012868.

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 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 1st day of November, 2021.

Forest Ridge Owners Association, Inc.

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

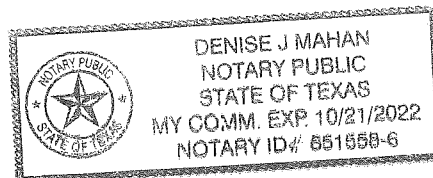
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 1st
November, 2021 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of Forest Ridge Owners 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



202199040478
I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
11/24/2021 02:33:38 PM PAGES: 4 TIFFANY
TERESA KIEL, COUNTY CLERK



Teresa Kiel