



**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE 3rd AMENDMENT
FOR RIDGESTONE UNIT-9 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 (a-1) (effective September 1, 2013) "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 Bexar §

1. Name of Subdivision: Ridgestone Unit-9
 2. Subdivision Location: Stoney Mist and Stoney Summit; Stoney Square and Stoney Summit; San Antonio, 78247
 3. Name of Homeowners Association: Ridgestone Unit-9
 4. Recording Data for Association: Volume 9513, pg. 189 filed at Bexar County
 5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions Vol. 3729 Pg. 1507 filed at Bexar County on 6/24/1986.

Amendment to the Declaration of Covenants, Conditions and Restrictions filed on 7/9/1997 at Bexar County. Doc# 97-0095261, Book D, Vol. 7137, pg. 1810.

Certificate of Annexation Vol. 3729 pg. 1504 filed at Bexar County on 6/24/1986.
 6. Standing Rules: Filed at Bexar County, Doc# 20050168973, Vol. 11540, Page 832 filed 7/27/2005
 7. Bylaws: Bylaws Filed under Book D, Volume 8314 Page 102 filed 2/17/2000 and attached to the Certificate filed under Doc# 20110102981, Vol. 15003, pg. 876. Amendment to the Bylaws filed 5/30/2006, Doc# 2060125097 Vol 12151, pg 192
- Articles of Incorporation: Filed with the Secretary of State of Texas on 9/20/1989 and attached to the Certificate filed under Doc# 20110102981, Vol. 15003, pg. 876.

Resolutions/Policies: policies are attached to and filed under Book 15249, page 365

- Collection Policy signed 6/13/2011
- Administrative Resolution No. 2011001
- Administrative Resolution No. 2011002
- Violation Policy signed 6/13/2011
- Record Retention Policy
- Records Inspection Policy
- Payment Plan Policy
- Email Registration Policy
- Membership Voting Policy

Book 16915 Page 656 5pgs

Collection Policy
Architectural Guidelines for:
Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines: All policies are attached to and filed under

Book 16531 pg, 76

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

Assessment Collection Policy and Collection Schedule effective 10/9/2014 is attached to and filed with this Certificate.

8. Mailing Address and Contact Information for the Association and the Managing Agent:
Spectrum Association Management, LP
17319 San Pedro, Suite 318
San Antonio, TX 78232
(210) 494-0659 Fax: (210) 494-0887
contact@spectrumam.com

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

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of 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 9 day of October, 2014

Ridgestone Unit -9 Homeowners Association, Inc.

By: Kathleen S. Able
Kathleen S. Able (of Spectrum Association Management) Managing Agent

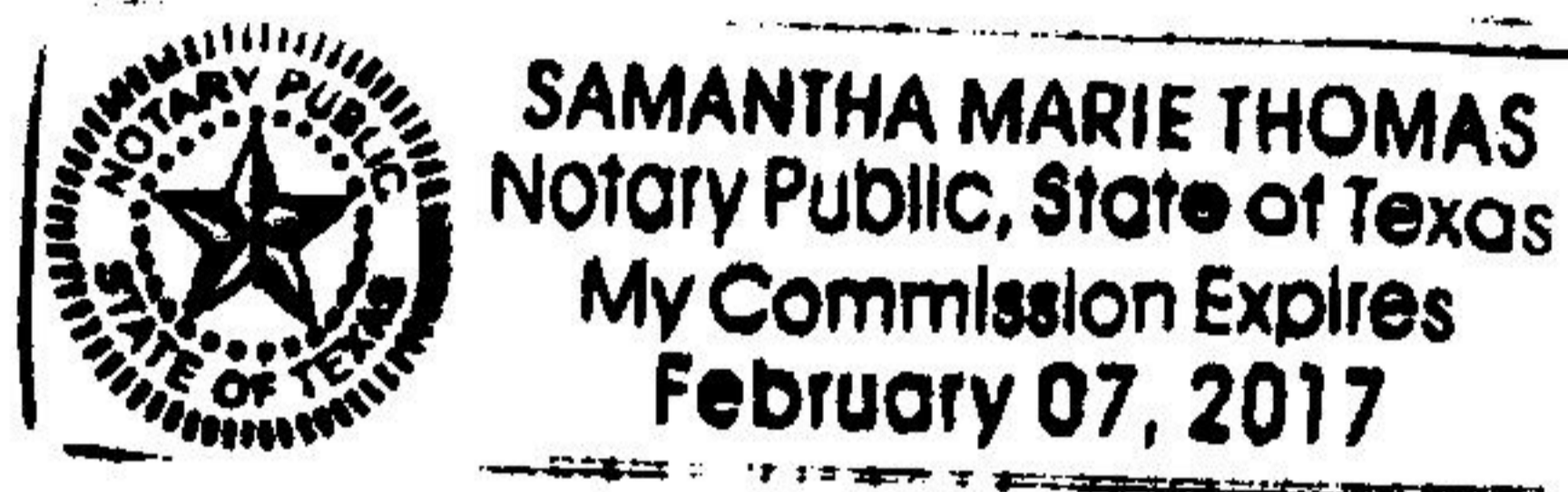
State of Texas §

County of Bexar §

This Instrument was acknowledged and signed before me on 9, October, 2014 by
Kathleen S. Able, representative of Spectrum Association Management, LP, the Managing Agent for
Ridgestone Unit-9 Homeowners Association, Inc. on behalf of said Association.

After Recording Return To:
Spectrum Association Management, LP
Attn: K Able
17319 San Pedro, #318
San Antonio, TX 78232

Samantha Thomas
Notary Public, State of Texas



**Assessment Collection Schedule for the
Ridgestone Unit-9 Homeowners Association, Inc.**

Collection Action	Late Charge	Administration Fees	Other Fees
1 st Notice: Courtesy Notice	Per governing documents	\$15	N/A
2 nd Notice: Notice of intent to perform a title search.	Per governing documents	\$15	N/A
3 rd Notice: Notice to evaluate property's debt security (sent by certified mail).	Per governing documents	\$15	\$50 Title Search Fee charged to owner's account.
4 th Notice: Notice of demand for payment (sent by certified mail).	Per governing documents	\$15	\$150 Escalated Property Processing fee charged to owner's account.
5 th Notice: Notice of intent to perform skip trace.	Per governing documents	\$15	N/A
6 th Notice: Notice that skip trace was performed & fee charged.	Per governing documents	\$15	\$95 Skip Trace Initiation Fee charged to owner's account.
7 th Notice: Notice of demand for payment..	Per governing documents	\$15	N/A
8 th Notice: Notice of Final Settlement Offer.	Per governing documents	\$15	Account Settlement offered from the association to owner.
Final Statutory Notice: Notice of Turnover to Collection Agent/Attorney (sent by cert. mail).	Per governing documents	\$15	\$30 Statutory Notice fee charged to owner's account.
File turned over to the Association's attorney.	Per governing documents	\$15	\$90 fee to process file to third party debt collector.

Per Governing Document Fees: If assessment is not paid within one (1) month after the due date, the assessment shall bear interest from the due date at the rate of ten percent (10%) per annum and a five dollar (\$5.00) late fee per month.

Account Invoicing: The first notice is sent after the late date per the governing documents. The second and subsequent notices are sent roughly twenty-five to thirty days apart from one another each requiring payment be made by a specified due date to avoid further collection action. If an owner pays in full before the payment due date then invoice rebilling will cease on that owner's account.

General Policy: All fees/charges paid by the Association in connection with the invoicing of an owner's account shall be reimbursed by the owner. "Non sufficient funds" (NSF) and/or "stop payment" checks shall be assessed a charge of \$25.00 paid to Managing Agent and reimbursed by the owner.

Payment Plans: Payment plans shall be approved as per the Association's approved payment plan policy. Owners shall be required to sign an agreement and abide by it. If an owner does not abide by the agreement, then the owner's account shall move forward in accordance with the invoicing schedule.

Collection of Account by Attorney: Once an account is turned over to the association's attorney all methods of collections may be pursued. If the owner does not respond to the attorney's demand letter a lawsuit may be filed and a judgment obtained. If the owner fails to respond to the aforementioned action by making payment in full or by signing an approved payment plan then the property may be foreclosed upon in accordance with the governing documents and the current state law. Once the property is foreclosed the Association shall move to evict the residents, collect payment for rent, and/or sell the property in accordance with state law.

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

OCT 15 2014



Gerard C. Rickhoff
COUNTY CLERK, BEXAR COUNTY, TEXAS

Doc# 20140178303 Fees: \$42.00
10/15/2014 1:25PM # Pages 5
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK