

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE 3<sup>rd</sup> AMENDED 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) (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 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, Texas 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;
  - 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

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- 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 with and attached to this certificate.**

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
  - 16690 Park Row
  - Houston, TX 77084
  - contact@spectrumam.com
  - 281-343-9178 Fax: 281-752-5482

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 24<sup>th</sup> day of February, 2020

Sableridge Homeowners Association, Inc.

By: *Belinda Moreno*  
Belinda Moreno (of Spectrum Association Management) Managing Agent

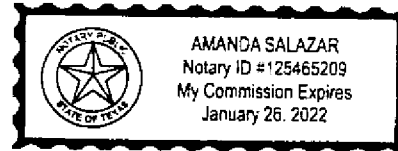
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 24<sup>th</sup> February, 2020 by  
Belinda Moreno, representative of Spectrum Association Management, the Managing Agent for Sableridge  
Homeowners Association, Inc. on behalf of said Association.

*Amanda Salazar*  
Notary Public, State of Texas

**After Recording Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro, #318**  
**San Antonio, TX 78232**



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**SABLERIDGE HOMEOWNERS ASSOCIATION**

POOL ADDRESS: 13620 SABLERIDGE DR., HOUSTON, TX 77014, HARRIS COUNTY

**IN THE EVENT OF MEDICAL EMERGENCY OR PROPERTY THREAT, CALL 911 IMMEDIATELY.**

**SWIM AND USE FACILITIES AT YOUR OWN RISK.**

**ALL POOL RULES APPLY TO RESIDENTS, TENANTS, AND THEIR FAMILIES, GUESTS, INVITEES, OR ANYONE USING THE POOL FACILITY.**

**POOL RULES:**

- **Lifeguard on Duty:** If no lifeguard is on duty, the pool is not open for use. Lifeguard stands are for lifeguard use only. Intentional distraction of lifeguard or preventing lifeguard from completing his/her duties is prohibited. This includes splashing or having conversations with the lifeguard. The lifeguard reserves the right to disallow any objects from the pool area if he/she determines it is against pool rules or causes an unsafe or unpleasant pool experience. The lifeguard also reserves the right to close the pool in the event of an emergency.
- **Pool Facility Use:** Entry and use of the pool facility is restricted to owners and tenants with Association-issued pool cards. Family members, guests, or invitees must be accompanied by a pool card-carrying owner or tenant. No more than five (5) guests per homeowner. Owners and tenants are fully responsible for guests and invitees. Children under 13 must be accompanied by an adult over the age of 18. Incontinent swimmers and swimmers who are not toilet trained must use swim diapers when in pool. Such diapers must be changed in the restrooms only. Personal flotation devices and/or life vests are required for all non-swimmers or weak swimmers. Your safety is your own responsibility and you must take appropriate precautions to ensure the safety of yourself, your guests, and invitees.
- **Swimwear:** Proper swim attire must be worn in the pool. No changing clothing, swimwear, or diapers in the open at the pool facility. No cut-off jeans or pants, no denim or other shorts, and no thong swimsuits. Male swimsuits are to cover undergarments in their entirety. Shirts may be worn in the pool provided that a swimsuit is worn under the shirt. Shirts must be made of a light color free from heavy dyes that may run when exposed to pool water. Any individual not abiding by these clothing requirements will be asked to leave the water.
- **Access Cards:** Please keep pool cards out of the water, away from extreme temperatures or magnetic devices. Neither the Association nor its managing agent is responsible for lost, stolen, or damaged pool cards. A lost, stolen or damaged pool card must be replaced at the expense of the owner or tenant. Report a lost or stolen pool card to the Association's managing agent immediately. Owners, residents, and tenants are responsible for any damages to the pool facility which may have been caused as the result of a lost or stolen card. The Association and/or its Board of Directors reserves the right to revoke pool privileges from anyone at any time should they cause an unsafe or unpleasant pool experience, break any above rules, or have a delinquent account status.
- **Weather:** You must immediately exit the pool facilities and take appropriate shelter during any inclement or dangerous weather events including thunder or lightning. Do not swim or enter the water if thunder or lightning conditions exist in the vicinity.
- **Pool Equipment:** All pool equipment is restricted to use by authorized personnel only. Emergency life-saving equipment is only to be used in the event of an emergency. Removal of furniture, pool equipment or Association equipment is forbidden.
- **Food and Beverage:** No food or beverage of any kind is allowed in the pool. No glass containers or alcoholic beverages are allowed on the property of the pool facility.
- **Behavior:** No running, diving, fighting, use of foul language, playing potentially dangerous games in the water, or any other behavior which a reasonable person would consider dangerous to any person or

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property. No lying down or sunbathing within 6 feet of the pool. Neither the Association nor its managing agent is responsible for any personal property damage, injury or death.

- **Permitted Equipment:** No drugs, smoking, or other tobacco use is allowed in the pool facility. No glass containers or alcohol allowed in the pool area. No electronic devices are allowed in the pool. Devices playing music or sound are to be used with headphones only. No wheeled devices are allowed inside the pool facility (including skateboards, bicycles, skates, motorized devices, etc.), except for those necessary due to a disability. No toys or sports equipment are allowed in the pool. Small personal flotation devices are permitted. No animals in the pool facility except for assistance animals. **Neither the Association nor its managing agent is responsible for any loss of or damage to personal belongings.**

To report a violation of the above rules, or report property damage, gate malfunction, or unsafe/unpleasant activity, please contact the Association's managing agent.

- **Deactivation of Amenity Access:** The Association is responsible for enforcing the regulations contained in the deed restrictions and/or the rules and regulations. Per the Association's governing documents and Texas Property Code, owners may be ineligible for access to Association amenities if they maintain a past due balance owed to the Association on their account. If the past due balance remains unresolved, the Association will deactivate the amenity access device(s) on file. Once the past due balance owed has been resolved, the amenity access device(s) on file will be re-activated in 3-5 business days.

In addition, failure to adhere to the pool rules could result in a suspension of access to the amenities for the remainder of the pool season or an amount determined by the board. The Association will then deactivate the amenity access device(s) on file. Re-activation will occur based on board direction.

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# Pages 6  
02/25/2020 08:48 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$32.00

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.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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