# SHENANDOAH RIDGE HOMEOWNERS ASSOCIATION

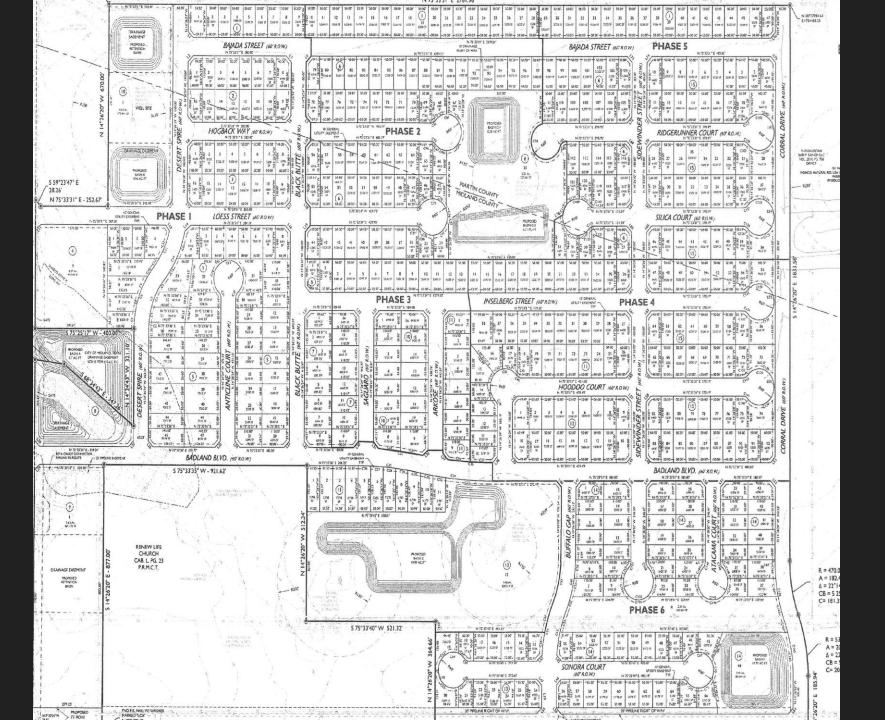
## ANNUAL MEMBERSHIP MEETING SEPTEMBER 30, 2025

## AGENDA

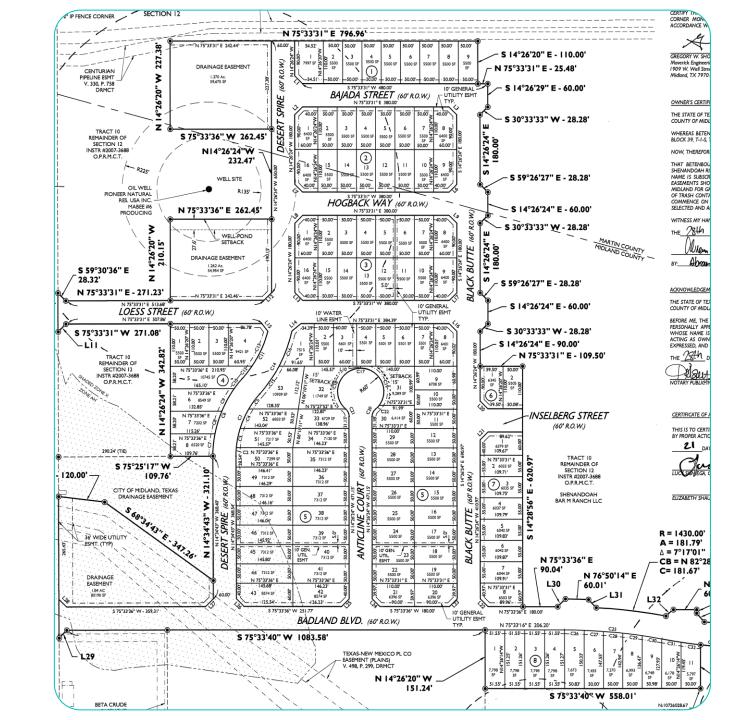
## SHENANDOAH RIDGE HOA Membership Meeting September 30, 2025, 6:30PM

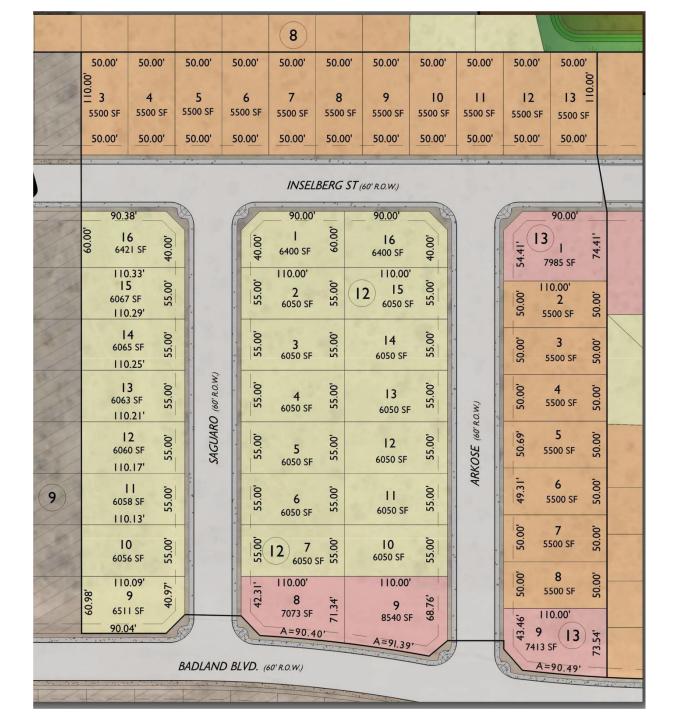
- Call to Order
- Developer's Reports
- Financial Reports
- Maintenance Reports
- Covenants & Restrictions
- Violations Review
- New Business
- Adjourn

## DEVELOPER'S REPORT



OPHASE 1





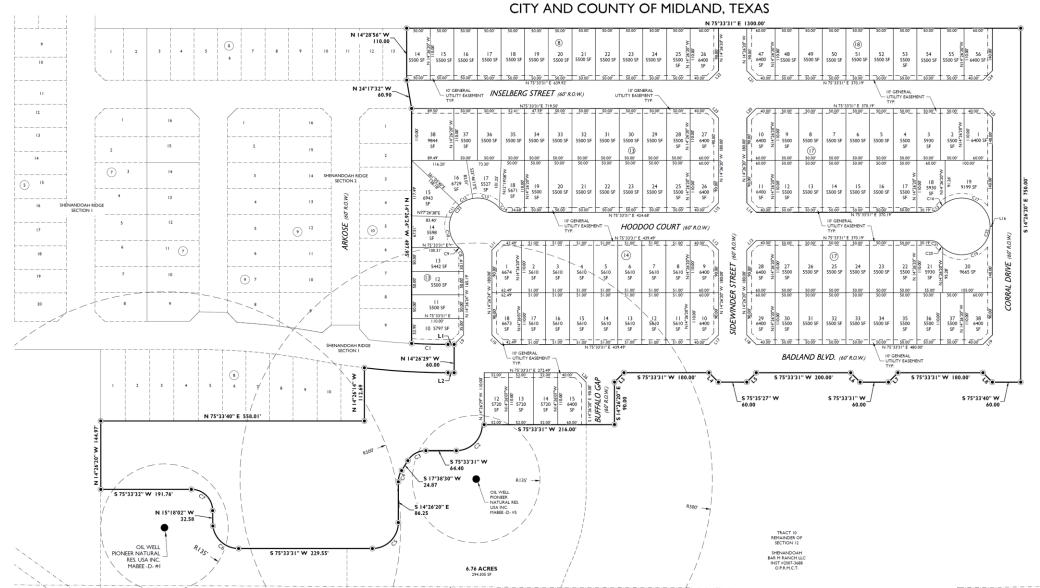
#### OPHASE 2

## OPHASE 3

| М-                    |                |                        | 51.05   |                                 |                                  |                      |                       |                       | -                   |                      |                                  |   |             |                  |            |                   |                 |            |             | 51.05        | F1 251   |                      |
|-----------------------|----------------|------------------------|---|---------------------------------|----------------------------------|----------------------|-----------------------|-----------------------|---------------------|----------------------|----------------------------------|---|-------------|------------------|------------|-------------------|-----------------|------------|-------------|--------------|--|----------------------|
|                       | 50.00' ≱       | 51.25'                 | 51.25'  | 51.25'                          | 51.25'                           | 51.25'               | 51.25'                | 51.25'                | 51.25'              | 51.25'               | 51.25                            | 51.25'                                    | 51.25'      | 51.25'           | 51.25'     | 51.25'            | 51.25'          | 51.25'     | 51.25'      | 51.25'       | 51.25'   | 51.25'               |
|                       | 9 5            | 8 10                   | -11   | 12                              | 13                               | 14                   | 15                    | 16                    | 17                  | 18                   | 5638                             | 20  | 21          | 22               | 23         | 24                | 25              | 26         | 27          | 28           | 29 0   | 30                   |
|                       | 5500 S<br>SF = | = 5637<br>SF           | 5638<br>SF  | 5638<br>SF                      | 5638<br>SF                       | 5638<br>SF           | 5638<br>SF            | 5638<br>SF            | 5638<br>SF          | 5638<br>SF           | (3)                              | 5638<br>SF                                | 5638<br>SF  | 5638<br>SF       | 5638<br>SF | 5638<br>SF        | 5638<br>SF      | 5638<br>SF | 5638<br>SF  | 5638<br>SF   | 29 C 56 20 20 20 20 20 20 20 20 20 20 20 20 20 | 30<br>5638<br>SF     |
| 8                     | -50.00'-       | _51.25 <sup>1</sup> ·  | _51.25'-  | -51.25' -                       | 51.25'                           | -51.25'—             | 51.25'-               | -51.25'-              | -51.25'             | _51.25'··            |                                  | _ 51.25' _                                | - 51.25'—   | - 51.25'-        | -51.25'-   | -51.25'-          | <b>-</b> 51.25' | _51.25'-   |             | 51.25'-      | 7  | -51.25'-             |
|                       |                |                        |   |                                 |                                  |                      |                       |                       |                     |                      |                                  |   |             | _                | 75°33'31"  |                   | 101000000       |            |             |              | 4.2  |                      |
|                       |                |                        |   |                                 |                                  |                      |                       |                       |                     |                      |                                  |   | /           | 10' DRAI         |            |                   |                 |            |             | ı            |  | / 1                  |
| <b>.</b>              |                | , A                    |   |                                 |                                  |                      |                       |                       |                     | 5°33'31" E           | T                                |   |             |                  |            |                   |                 |            |             | _            |  |                      |
|                       |                | 40.0                   | 50.00   | 50.00                           | 50.00                            | 50.00                | 50.00                 | -50.00                | -50.00°             | -50.00               | -50.00'/                         | 50.00'                                    | —50.00° -   | -50.00' -        | 50.00'     | -53.95            | 53.95           | + 53.95    | 53.95       | -53.9        | 5' - 53.9                                      | 5 + 53.95            |
|                       |                | <u>:</u> 78            | 67.5  | 80                              | 81                               | 82                   | 83                    | 84                    | 85                  | 86                   | 87                               | 88  | 89 6        | g 90             | 91-        | 10.00'            | 93              | 94         | 95          | 96           | 97   | 98                   |
| 3                     | 80.00          | 90.00                  | 62,92<br>- SF<br>- SF<br>- SF<br>- SF   | 5500 SF                         | 5500 SF                          | 5500 SF              | 5500 SF               | 5500 SF               | 5500 SF             | 5500 SF              | 5500 SF                          | 5500 SF                                   | 5500 %      | 90<br>5500<br>SF | 5500 SF    | 5935 SF           | 5935 S          | F 5935 S   | F 5935 S    | 5935         | SF 5934 5                                      | SF 5935 S            |
|                       | 3 3            |                        | Ž 50.00'  | 50.00'                          | 50.00'                           | 50.00'               | 50.00'                | 50.00'                | 50.00'              | 50.00'               | 50.00'                           | 50.00'                                    | Z           | 50.00'           | 50.00'     | 53.95'            | 53.95           | 53.95      | 53.95       | 53.9         | 5' 53.9  | 5' 53.95             |
| 00.001 /8/ #2//00/ 14 | 24"            | 1                      | >   | (8)                             | -                                |                      |                       | -                     | /                   | 1                    | 51.00'                           | 1.000                                     | 400 4       | 5.00' /          |            |                   | 299.            |            |             |              |  | 0.00' 50             |
| 1700                  | 14°26'24"      | 8 77                   | 67 0 74   | 75                              | 74                               | 73                   | 72                    | 71                    | 1/0                 | 49.5                 | C88 N<br>26,2609 V               | 64.00'<br>67<br>5764<br>E: 57<br>C89 C90' | 21.         |                  |            |                   |                 |            |             | <u>`</u> .   | 110.5  | 100                  |
|                       | z              | 00.77                  | 76.76<br>NI 4°26'29'  | 5500 SF                         | 5500 SF                          | 5500 SF              | 5500 SF               | 5500 SF               | 5500 SF             | 5500 %               | O. 5609 C                        | SF SF                                     | 80.21       | 11.92            |            |                   | . —             |            | _           | 26'20        | 25092  | 5500 55              |
|                       |                | į                      | ž SF  |                                 |                                  |                      |                       | ١,                    | ľ                   | 21 Z                 | C88 Z                            | C89 C90                                   | Z C9/       | 2/-              | /          |                   |                 |            |             | / °4         | _  | SF                   |
| S <sub>o</sub>        |                | 40.6                   | <del>0'</del> <del>5</del> 0.0 <del>0'</del>  | <del>-5</del> 0.0 <del>0'</del> | <del>-5</del> 0. <del>00</del> ′ | -50. <del>00</del> ' | -50 <del>:00</del> '- | -50 <del>.0</del> 0/- | 5 <del>0.0</del> 0' | 5 <del>0.0</del> 0'- | 45.19                            | 1   | C86         | X. /             |            |                   |                 |            |             | / 7          | 100 Z<br>-35.05' - 5                           | 0.00'-               |
|                       | 3.             |                        | IO' GEI   | NERAL                           |                                  | S 75°33'31           | " W 485.              | 19'                   | ЦЛ                  | SE                   | <b>(</b> )                       |   | R60'        | X                |            |                   |                 |            |             |              | 1  |                      |
| 8                     | (60' R. G.W.)  | _                      | TILITY EASE   | TYP.                            | \                                | N 75°33'3            | I" E 485.             |                       |                     | (3E                  | ) <b>3</b>                       | Cog                                       | /           |                  |            |                   | _               | _          | /           |              | /  |                      |
| ٥                     | 0.4            | 39.5                   | 50.00   | -50.00                          | -50.00'                          | -50.00'              | -50.00'               | 50.00'                | 50.00'              | 50.00'-              | 45.69                            |   | /           | /¢*              |            | /                 |                 |            | \ !         | C98 26       | <i>'</i>                                       | C97 53               |
|                       |                |                        | 3   |                                 |                                  |                      |                       | /                     |                     | S .                  | C96 S                            | C95 C93                                   | ₹T-         | •                | /          | , (               | OIL WELL        |            | /;          | $\mathbf{X}$ |  | ( III                |
| 3                     | 177E           | , 55<br>00<br>6 6346   | 10.00°<br>10.00°<br>10.00°  | 57                              | 58                               | -59                  | 60                    | 61                    | 62                  | 2500 24<br>2500 25   | 26.2                             | C95 65<br>65 5631                         | 327"W       | ۸.               | / P        | PIONEER N<br>RES. | USA INC.        | 7          | ,           | 3            | 1  | 722<br>3 SF          |
| 0000                  |                | 6346                   | 2k 2k   | 5500 SF                         | 5500 SF                          | 5500 SF              | 5500 SF               | 5500 SF               | 5500 SF             | SE 4                 | SF                               | D 3,                                      | 7.32        | R125             | _/         | 1                 | 1ABEE #1        | _          |             | 1            | _  | V<br>V75°33          |
| N.                    |                | SF                     |   |                                 |                                  |                      |                       |                       |                     | SF Z<br>50,00'       | 50.50'                           | 59.50                                     | +           |                  | 1          |                   |                 | (8         | 3)          | 1            |  | 67.2                 |
| 1,000                 | 3              | 59.51                  | ≥ 50.00'  | 50.00'<br>5500 SF               | 50.00'                           | 50.00'               | 50.00'                | 50.00                 | 50.00'              | 30.30                | au.o                             | ف   | 40°         | M.               | 1          |                   | •               |            | 3           | 1            |  | ≥ 120<br>120         |
|                       | マラ             | 0. 54<br>0. 6345<br>SF | 14°26'20"<br>110.00'<br>230° 220°   | 52                              | 51                               | 50                   | 49                    | 48                    | 47 5                | 10.00<br>2521°4      | 8 6120<br>K. 6120                | 00°00′<br>82.85′                          | <b>\</b>    | _''AR            | RTINC      | `O.               |                 | 223,1      | 55 SF       | 1            | 7  | 6316<br>6316<br>6316 |
| N                     | 18             | SF SF                  | 4 = 2k  | (8)                             | 5500 SF                          | 5500 SF              | 5500 SF               | 5500 SF               | 5500 SF 4           | SF 4                 | 45<br>82: 6120<br>SF<br>C78: C79 | 3   | \           | MIDL             | AND        | CON               | Y               | 5.123      | Ac.         | /            |  | 1/0116               |
| $\mathbb{R}^{k}$      |                | 39.5                   | Z<br>0'+ 50.00'-  | 50.00'-                         | - 50.00'-                        | 50.00'               | -50.00'-              | £50.00'-              | -50.00'             | C77 Z                | 1                                | C75                                       | 13          |                  | AND C      | OUNT              | -               |            | /           | ,            | /  | CI                   |
|                       |                | .%                     |   |                                 | S 75°3                           | 33'31" W             |                       | '                     | 1                   | ,                    | 76                               | . /                                       | 79          |                  |            | / "               | r               |            | $\searrow'$ |              | 5/15   | ,                    |
|                       |                |                        |   |                                 |                                  |                      |                       | ا_                    | _ R500'             |                      |                                  | R60'                                      | 1:/         |                  |            | \                 |                 | _ /        | . ′         |              | Ĭ  | R60'                 |
| 6                     |                | <u></u>                | 01 50 001   | F0.001                          | _                                | 33'31" E             | _                     | 1 5000                | F0 001              | 1 17                 | C83                              |   | 1           | \                |            |                   |                 |            |             |              | 2 0  | <b>\</b>             |
| Ň                     |                | 39.5                   | 0'+ 50.00'-<br>≥  | -50.00'-                        | 50.00'-                          | 50.00'-              | -50.00'-              | -50.00'-              | -50.00°             | -40.20' <del>/</del> | 1                                | _/3                                       | 8 / S       | \                |            | 20,               |                 |            |             |              | 7  |                      |
| 8                     | 6              | j 44                   | .00.0 43  | 42                              | 41                               | 40                   | 39                    | 38                    | 37 %                | 0.00'                | C84-C82                          | _   | 132.15      | \                | \          | \$                |                 |            |             | /            | \$ 57  | ₹/CII                |
|                       | 180.00         | 8 44<br>8 6345         | 72620<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00<br>10.00 |                                 | 5500 SF                          | 5500 SF              | 5500 SF               | 5500 SF               | 5500 ℃              |                      | SS: 201<br>6084                  | 1.90                                      | 139 m       |                  | \          | 1                 |                 |            | _           | / (          | 5668 SF 0                                      | 593                  |
|                       | >              | SF                     | z   |                                 |                                  |                      |                       |                       | SF Z                | SF Z<br>50.00'       | SF<br>70.00                      |   | SF<br>3.71' |                  |            | _                 | 360.96          |            |             |              | SF %<br>/ 53.70                                | SF<br>88.33'         |
|                       |                | 59.50                  | ≥ 50.00   | 50.00'                          | 50.00'                           | 50.00'               | 50.00'                | 50.00'                | 50.00'              | 50.00'               | 50.00'                           | 50.00'                                    | 50.00'      | 50.00'           | 50.00'     | 50.00'            | 50.00'          | 50.00'     | 50.00'      | 50.00'       |  | 0.00' 50             |
|                       | 14°26'24"      | 8 6345                 | 2 2 505 2   |                                 | (2)                              |                      |                       |                       | \                   |                      |                                  |   | 2,721       | 177              | 30/01      | y2.               |                 |            |             | .            |  |                      |
| N                     | w.             | - "                    | 2710 5305 6   |                                 | 1                                |                      | 1                     | 17                    | -                   | 1                    | 10                               |   | 13          | 13               |            |                   | 1               | 17         | 10          | 10           | 20   | 2                    |

### **SHENANDOAH RIDGE SECTION 4**

BEING A 27.09 ACRE TRACT OF LAND IN SECTION 12, BLOCK 39, T-1-S, T&P RY Co. SURVEY,



## FINANCIAL REPORTS

## BALANCE SHEET COMPARISON thru 9/15/2025

Accrual Basis

| <u>Assets</u>              |    | 12/31/2023 | 12/31/2024      | 9/15/2025       |
|----------------------------|----|------------|-----------------|-----------------|
| Current Asset              |    |            |                 |                 |
| Community National Bank    | \$ | 6,853.24   | \$<br>22,749.59 | \$<br>39,772.74 |
| Accounts Receivable        |    | -          | 4,998.70        | 11,474.11       |
| Total Current Asset        | \$ | 6,853.24   | \$<br>27,748.29 | \$<br>51,246.85 |
| Total Assets               | \$ | 6,853.24   | \$<br>27,748.29 | \$<br>51,246.85 |
|                            |    |            |                 |                 |
| <u>Liabilities</u>         |    |            |                 |                 |
| Current Liability          |    |            |                 |                 |
| Prepayments                | \$ | 1,707.55   | \$<br>1,674.04  | \$<br>-         |
| Accounts Payable           |    | -          | 31.22           | -               |
| Total Current Liability    | \$ | 1,707.55   | \$<br>1,705.26  | \$<br>-         |
| Total Liabilities          | \$ | 1,707.55   | \$<br>1,705.26  | \$<br>-         |
| <u>Equity</u>              |    |            |                 |                 |
| Reserve for Encumbrance    | \$ | -          | \$<br>-         | \$<br>-         |
| Retained Earnings          |    | -          | 5,145.69        | 26,043.03       |
| Net Income                 |    | 5,145.69   | 20,897.34       | 25,203.82       |
| Total Equity               | \$ | 5,145.69   | \$<br>26,043.03 | \$<br>51,246.85 |
| Total Liabilities & Equity | \$ | 6,853.24   | \$<br>27,748.29 | \$<br>51,246.85 |

### STATEMENT OF REVENUES & EXPENDITURE & ANNUAL BUDGET COMPARISONS

|   | 2024        | 2025        |
|---|-------------|-------------|
|   |             | Actual thru |
| Cash Basis                              |             | 9/15/2025   |
|   | \$240/Lot   | \$240/Lot   |
| <b>Estimated Revenue</b>                |             |             |
| Association Fee Income                  | \$32,595.89 | \$39,631.18 |
|   | \$32,595.89 | \$39,631.18 |
| Association Late Fee Income             | \$10.00     | \$0.00      |
| Other Income                            | \$750.00    | (\$28.01)   |
| Total Estimated Revenue                 | \$33,355.89 | \$39,603.17 |
| Expenditures                            |             |             |
| Insurance                               | \$ -        | \$ 5,598.00 |
| Landscaping                             | -           | -           |
| Legal and Professional Fees             | 1,225.00    | 260.00      |
| Management Fees                         | 10,497.50   | 8,302.50    |
| Other Expenses                          | -           | -           |
| Postage and Delivery                    | 710.67      | 237.60      |
| Property Taxes                          | 26.63       | -           |
| Repairs                                 | -           | -           |
| Supplies                                | -           | -           |
| Utilities                               | -           | -           |
| Total Expenditures                      | \$12,459.80 | \$14,398.10 |
| <b>Excess of Estimated Revenue over</b> | \$20,896.09 | \$25,205.07 |
| Capital Improvements Reserves           | \$0.00      | \$0.00      |
| Less: Capital Improvement Projects      | \$0.00      | \$0.00      |
| <b>Excess of Estimated Revenue over</b> | \$20,896.09 | \$25,205.07 |

## SCHEDULE OF FEES

## 2026 HOA DUES - \$240/Lot

- 1st Month Late \$50.00
- 2nd Month Late \$15.00
- 3rd Month Late \$20.00
- 4th Month Late \$25.00
- 5th Month Late \$30.00

Monthly Accrual Rate = 10%

Resale Certificates/Transfer Fee - \$300 Attorney Fee for collection - \$250.00

## Questions & Answers





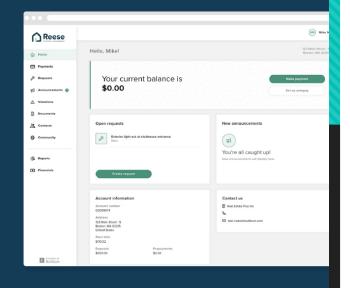
## Say hello to a better resident experience.

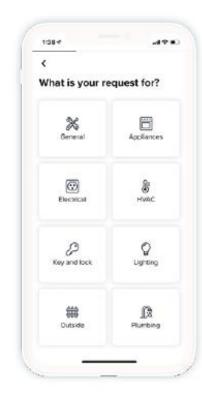
Most of your life is managed online, so why should your resident experience be any different?

We are pleased to offer you the Resident Center, which gives you easy access to manage your living experience online.









#### **BENEFITS**



#### **Online Payments**

Make online payments and keep track of your payment history



#### Access Documents

Get easy access to important documents related to your lease



#### Manage Violations

Easily manage, update and resolve violations.



View notifications and announcements in one convenient place



#### Maintenance Requests

Submit maintenance requests from your mobile device or computer



## Easily access the *Resident Center* app at anytime, anywhere

#### **Resident Center Guide**

Welcome to the Resident Center! It has been designed specifically to let you easily manage your living experience and and make payments online. We've provided some instructions below to help you get up and running—let's get started!

#### Create a password and sign in

Your password will be sent in a welcome email. This email will contain the website URL and your username. To create your account click "Activate Account". Next, set your password to create your account. Note: We recommend bookmarking the Resident Center URL for desktop use and downloading the Resident Center mobile app for on-the-go.



## SHENANDOAH RIDGE HOMEOWNERS ASSOCIATION

12402 Slide Road Suite #204 Lubbock, TX 79424 806-368-4007 www.HawkizeMgmt.com

