



PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR
FALCON POINT EAST 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 Fort Bend §

1. Name of Subdivision: Falcon Point East
2. Subdivision Location: Fort Bend County
3. Name of Homeowners Association: Falcon Point East Homeowners Association, Inc.
4. Recording Data for Association: Plat Maps for Falcon Landing, Section One, is filed under Record No. 9665973, Slide No. 1531A.
Plat Maps for Falcon Landing, Section Three, is filed under Record No. 987703, Slide No. 1765B & 1766A.
Plat Maps for Falcon Landing, Section Four, is filed under Record No. 1999073743, Slide No. 1884B.
Plat Maps for Falcon Landing, Section Five, is filed under Record No. 9717022, Slide No. 1570B.
Plat Maps for Falcon Landing, Section Six, is filed under Record No. 2000046011, Slide No. 1996A.
Plat Maps for Falcon Landing, Section Seven, is filed under Record No. 2001078528.
Plat Maps for Falcon Landing, Section Eight, is filed under Record No. 2002129875, Slide No. 2393A.
Plat Maps for Falcon Landing, Section Nine, is filed under Record No. 98304480., Slide No. 1717A.
Plat Maps for Falcon Landing, Section Ten, is filed under Record No. 9820381, Slide No. 1700B.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Falcon Point Estate Homeowners Association (Falcon Landing, Section One) is filed under Document No. 9679395.
Amended and Restated Declaration of Covenants, Conditions and Restrictions for Falcon Point East Homeowners Association (Falcon Landing, Section One) is recorded under File No. 9682809.
Supplemental Declaration of Covenants, Conditions, and Restrictions for Falcon Point East Homeowners Association (Falcon Landing, Section Three) is recorded under File No. 9887559.

First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Falcon Point East Homeowners Association (Falcon Landing, Section Three) is recorded under File No. 1999013252.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Falcon Point East Homeowners Association (Falcon Landing, Section Four) is recorded under File No. 1999080943.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Falcon Point East Homeowners Association (Falcon Landing, Section Five) is recorded under File No. 9720706.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Falcon Point East Homeowners Association (Falcon Landing Section Six) is recorded under Document No. 2000073368.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Falcon Point East Homeowners Association (Falcon Landing Section Seven) is recorded under Document No. 2001091405.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Falcon Point East Homeowners Association (Falcon Landing, Section Eight) is recorded under File No. 2002136136.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Falcon Point East Homeowners Association (Falcon Landing, Section Nine) is recorded under File No. 9844243.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Falcon Point East Homeowners Association (Falcon Landing, Section Ten) is recorded under File No. 9830815.

Amendment to Supplemental Declarations of Covenants, Conditions, and Restrictions for Falcon Point East Homeowners Association (Falcon Point Subdivision pertaining to Annexation of Section Nine, Ten and Three) is recorded under File No. 1999080944.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Falcon Point East Homeowners Association (Falcon Point Subdivision – Reserve C) is filed under Document No. 1999096104.

Interpretation and Clarification of Article X, Section 25 of the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Falcon Point East Homeowners Association (Falcon Landing Subdivision) is filed under Document No. 2000079180.

Articles of Incorporation of Falcon Point East Homeowners Association, Inc. are recorded under File No. 1999111607, Film Code No. 529-89-2312.

Amended and Restated Bylaws of Falcon Point East Homeowners Association, Inc. are recorded under File No. 1999111607, Film Code No. 529-89-2317.

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

Falcon Landing Architectural and Landscape Development Guidelines are recorded under File No. 1999111607, Film Code No. 529-89-2326.

Falcon Point East Homeowners Association, Inc. Collection Policy for Delinquent Accounts is recorded under File No. 2012067861.

Records Retention, Production and Copying Policy of Falcon Point East Homeowners Association, Inc. is recorded under File No. 2012029195.

The below Falcon Point East Homeowners Association, Inc. Policies, Resolutions, and Guidelines are filed under Document No. 2021087750

- 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

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 25th day of October, 2021

Falcon Point East 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 25th
October, 2021 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of La Frontera 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

