

PROPERTY OWNERS' ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR

SKYVIEW PARK (HOUSTON) 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 Harris §

1. Name of Subdivision: Sky View Park
2. Subdivision Location: Houston, Texas
3. Name of Homeowners Association: Sky View Park (Houston) Homeowners Association, Inc.
4. Recording Data for Association: Film Code Numbers: 568087, 568091, 594279, 596116, 598278, 609285, 624109
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions filed at the county under Doc# 200773062 on 2/3/2005 .

First Supplement to the Declaration for Section 3, Annexation filed 12/28/2005 at the county under Doc# 101020324.

Second Supplement to the Declaration for Section 4, Annexation filed at the county under Doc# 101068460.

Third Supplement to the Declaration Section 5, Annexation filed at the count under Doc# 20060065658.

Fourth Supplement to the Declaration Section 6, Annexation filed at the county under Doc# 20070216571.

Fifth Supplement to the Declaration Sections 7 & 8, Annexation filed at the county under Doc# 20090378904.

6. Bylaws: Bylaws are attached to the Management Certificate filed at the county under Doc# 20070626787 on 10/17/2007.

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Amendment to the Bylaws signed 9/11/2012 is attached to and filed with this Certificate.

Articles of Incorporation: The Articles are attached to the Management Certificate filed at the county under Doc# 20070626787 on 10/17/2007.

Administrative Resolution No. 2007002/Violation Policy is filed with the amended Management Certificate filed under Doc# 20110545706.

Administrative Resolution No 2007001 Collection Policy is filed with the amended Management Certificate filed under Doc# 20110545706.

Administrative Resolution No 2006001 Resolution Regarding the Resignation and Appointment of Board Members Service on Behalf of Declarant effective 8/2/2001 filed with the amended Management Certificate filed under Doc# 20110545706.

Pool rules are filed with the amended Management Certificate filed under Doc# 20110545706.

Resolutions/Policies: are filed with the amended Management Certificate filed under Doc# 20110545706

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Architectural Guidelines

Guidelines: Architectural Guidelines for: are filed with the amended Management Certificate filed under Doc# 20110545706

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines: All policies are attached to and filed with this Certificate

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

Guidelines for Land Use of Adjacent Lots

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
- Capitalization Fee – Equals .30% of the Sale Amount (Seller pays .15% & Buyer pays .15%)

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.

Sky View Park (Houston) Homeowners Association, Inc.

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

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State of Texas §

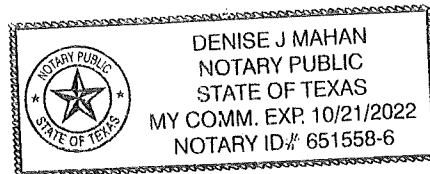
County of Bexar §

This instrument was acknowledged and signed before me on 25th
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Sky View Park (Houston) 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



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Pages 5
10/28/2021 09:25 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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