

PROPERTY OWNERS ASSOCIATION 3<sup>rd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**VILLAGES OF NORTHGATE CROSSING 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: Northgate Crossing
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Villages of Northgate Crossing Homeowners Association, Inc.
4. Recording Data for Association: Recorded under Film Code No's. 383038, 383041, 383044, 421092, 421095, 421098, 488045, 484128, 502086, 519060, 566132 and 566136, in the Map Records of Harris County, Texas.
5. Recording Data for Declaration: Villages of Northgate Crossing Amended and Restated Declaration is filed in Harris County, Texas, under Vol 511, Book 88, Pages 1439-1490; Supplemental Declaration of Restrictions for Villages of Northgate Crossing, Section One filed Vol 514, Book 58, Pages 1605-1614; Supplemental Declaration of Restrictions for Villages of Northgate Crossing, Section Two filed Vol 511, Book 92, Pages 1644-1652; Supplemental Declaration of Restrictions for Villages of Northgate Crossing, Section Three filed Vol 515, Book 05, Pages 2861-2870; Amended and Restated Supplemental Declaration of Restrictions for Villages of Northgate Crossing, Section Four filed Vol 530, Book 12, Pages 2314-2318; Amended and Restated Supplemental Declaration of Restrictions for Villages of Northgate Crossing, Section Five filed Vol 530, Book 12, Pages 2320-2324; Amended and Restated Supplemental Declaration of Restrictions for Villages of Northgate Crossing, Section Six filed Vol 530, Book 12, Pages 2326-2330; Supplemental Declaration of Restrictions for Villages of Northgate Crossing, Section Seven filed Vol 544, Book 27, Pages 2412-2417; Supplemental Declaration of Restrictions for Villages of Northgate Crossing, Section Eight filed Vol 544, Book 21, Pages 2061-2066; Supplemental Declaration of Restrictions for Villages of Northgate Crossing, Section Nine filed under Document No 101751030, V589053;

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Supplemental Declaration of Restrictions for Villages of Northgate Crossing, Section Ten filed Vol 570, Book 79, Pages 2274-2278;  
Supplemental Declaration of Restrictions for Villages of Northgate Crossing, Section Twelve filed Vol 594, Book 36, Pages 2660-2665;  
Supplemental Declaration of Restrictions for Villages of Northgate Crossing, Section Thirteen filed Vol 594, Book 36, Pages 2667-2671;

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

The below Villages of Northgate Crossing Homeowners Association, Inc. Resolutions, Policies, and Guidelines are filed under Document No. RP-2018-511027:

- Billing Policy and Payment Plan Guidelines
- Violation Enforcement Resolution
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Religious Item Display Guidelines
- E-mail Registration Policy
- Membership Voting Policy
- Records Retention Policy
- Records Inspection Policy
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- 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](http://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 25<sup>th</sup> day of October, 2021.

Villages of Northgate Crossing Homeowners Association, Inc.

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

State of Texas §

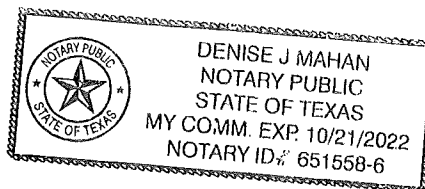
County of Bexar §

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

Management, the Managing Agent of Villages of Northgate Crossing 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 4  
10/28/2021 09:12 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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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