

PROPERTY OWNERS ASSOCIATION 5TH AMENDED MANAGEMENT CERTIFICATE FOR
FONMEADOW PROPERTY OWNERS 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: Fonmeadow
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Fonmeadow Property Owners Association, Inc.
4. Recording Data for Association:

Fonmeadow, Section One, a subdivision in Harris County, Texas, according to the map or plat thereof appearing in Volume 246, Page 9 of the Map Records of Harris County, Texas, and Fonmeadow, Section Two, a subdivision in Harris County, Texas, according to the map or plat thereof appearing in Volume 267, Page 90 of the map records of Harris County, Texas, and Fonmeadow, Section III, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 30, Page 117 of the Map Records of Harris County, Texas.

5. Recording Data for Declaration:

Restrictions, Fonmeadow Section I, filed on April 19, 1977 and recorded under Clerk's File No. F111400, Recording Reference 163-07-1771 of the Official Public Records of Harris County, Texas, and Amended Restrictions, Fonmeadow Sections I & II, filed on July 23, 1979 and recorded under Clerk's File No. G167170, Recording Reference 134-82-1484 of the Official Public Records of Harris County, Texas, and (Second) Amended Restrictions for Fonmeadow filed on September 20, 1979 and recorded under Clerk's File No. G247015, Recording Reference 139-88-1287 of the Official Public Records of Harris County and Third Amended Restrictions, Fonmeadow Section I & II filed on June 25, 1980 and recorded under Clerk's File No. G580897, Recording Reference 160-93-1023 of the Official Public Records of Harris County, Texas, and Declaration of Covenants and Restrictions for Fonmeadow Section Three, filed on March 31, 1982 and recorded under Clerk's File No. H391215, Recording Reference 010-98-1692 of the Official Public Records of Harris County, Texas, and First Amended Restrictions, Fonmeadow Section III, filed on July 1, 1982, and recorded under Clerk's File No. H512498, Recording Reference 018-92-1721 of the Official Public Records of Harris County, Texas, and Second Amended Restrictions, Fonmeadow Section III, filed on July 6, 1982 and recorded under Clerk's File No. H516782, Recording Reference 018-98-1007 of the Official Public Records of Harris County, Texas, and Third Amended Restrictions, Fonmeadow Section III, recorded on August 16, 1982 and recorded under Clerk's File No. H574225, Recording Reference 022-87-1130 of the Official Public Records of Harris County, Texas

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

Bylaws and Articles of Incorporation are filed under Document Number RP-2016-527838.

RP-2021-639147

Maintenance Violation Enforcement Resolution and Forced Maintenance Procedure are filed under Document Number RP-2016-571438.

The following Resolutions, Policies and Guidelines are filed under Document No. RP-2017-18929:

- Records Retention Policy
- Records Inspection Policy
- Payment Plan 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
- Assessment Collection Policy
- Assessment Collection Schedule
- Violation Enforcement Resolution
- Violation Schedule
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Payment Plan Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution

Fonmeadow Property Owners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. RP-2018-367587

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

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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 29th day of October, 2021

Fonmeadow Property Owners Association, Inc.

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

State of Texas §

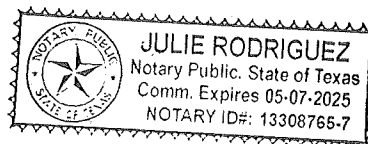
County of Bexar §

This instrument was acknowledged and signed before me on 29
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Fonmeadow Property Owners Association, Inc., on behalf of said Association.

[Signature]
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
11/04/2021 03:46 PM
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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