

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
LAKES AT NORTHPOINTE 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: Lakes at Northpointe
2. Subdivision Location: Harris
3. Name of Homeowners Association: Lakes at Northpointe Homeowners Association, Inc.
4. Recording Data for Association:

Plat Map Section 1 Recorded under Film Code No. RP004141202  
Plat Map Section 2 Recorded under Film Code No. RP004141218  
Plat Map Section 3 Recorded under Film Code No. RP006760083  
Plat Map Section 4 Recorded under Film Code No. RP026702749  
Plat Map Section 5 Recorded under Film Code No. 20140529060  
Plat Map Section 6 & 7 Recorded under Film Code No. RP-2017-172618  
Plat Map Section 8 is recorded under Film Code No. RP201979189  
Plat Map Section 10 Recorded under Film Code No. RP075381083  
Plat Map Section 11 Recorded under Film Code No. RP044262062  
Plat Map Section 12 Recorded under Film Code No. RP081191560  
Plat Map Section 13 Recorded under Film Code No. RP081191561

5. Recording Data for Declaration and any amendments:

DCCR's recorded under File No. Y401112  
Supplemental DCCR's for Section 1 & Section 2 is recorded under File No. 20140038095  
Annexation & Supplemental DCCR's Section 3, 4, and 5 is recorded under File No. 20140529060  
Supplemental Notice of Dedicatory Instruments Section 5, 10, 11, 12, & 13 are recorded under File No. 20110540644  
Declaration of Annexation Section 4 is recorded under Film Code RP019221345  
Declaration of Annexation Section 5 is recorded under Film Code 20070436129  
Annexation and Supplemental DCCR for Enclave at Northpointe Sections 6 & 7 recorded under Film Code RP-2017-172618  
Annexation & Supplemental DCCR's Section 8 is recorded under File No. RP201976921  
Declaration of Annexation Section 10 recorded under File No. 20110102421

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Declaration of Annexation Section 11 recorded under File No. 20070526718  
Declaration of Annexation Section 12 recorded under File No. 20110117151  
Bylaws are recorded under File No. 20070032121

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

Amended and Restated Builders Guidelines recorded under Instrument No. RP-2019-56198

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 (for Builder sells only) = \$120.00
  - Rush for Statement of Account (for Builder sells only):
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account (for Builder sells 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 30<sup>th</sup> day of September, 2024.

Lakes at Northpointe Homeowners Association, Inc.

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

State of Texas §

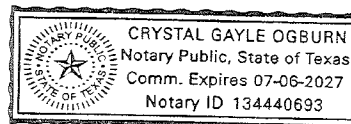
County of Bexar §

This instrument was acknowledged and signed before me on this 30 day of September, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Lakes at Northpointe Homeowners 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  
10/01/2024 11:35 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

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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