

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
W. MEADOWS 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: W. Meadows
2. Subdivision Location: Harris County
3. Name of Homeowners Association: W. Meadows Homeowners Association, Inc.
4. Recording Data for Association: Section 1- 20070146636, Section 2- 20100363674, Section 3- 20130012169, Section 4- 20140145833, Section 5- 201401455835
5. Recording Data for Declaration: Located in Document No. 20070154818

Declaration and Name of Subdivision	Recording Data for Declaration	Recording Data for Subdivision
Official Plat of West Hampton Estates, Section One.	Harris County Clerk's File No. P260528	Film Code No. 356061 of the Map Records of the Official Public Records of Real Property of Harris County, Texas and as stated in Declaration
Declaration of Covenants, Conditions and Easements of West Hampton Estates Section One	Harris County Clerk's File No. P580917	Clerk's File No. P260528 and Film Code No. 356061, Map Records of Harris County, Texas; and as stated in said Declaration
Annexation of West Hampton Estates, Section Two	Harris County Clerk's File No. R115683	Film Code No. 360068, Map Records of Harris County, Texas; and as stated in said Declaration
Articles of Incorporation; Bylaws; and Records Retention Schedule (Instrument to Record Dedicatory Instruments)	Harris County Clerk's File No. U147835	As stated in said Declaration
Certificate of Adoption of United	Harris County	As stated in said Declaration

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States, State of Texas and United States Armed Forces Flag Display Guidelines	Clerk's File NO. 20130624155	
Certificate of Adoption of Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines	Harris County Clerk's File No. 20130624156	As stated in said Declaration
Certificate of Adoption of Adjacent Lot Use Guidelines	Harris County Clerk's File No. 20130624157	As stated in said Declaration

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

W. Meadows Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. RP-2018-93793

The below W. Meadows Homeowners Association, Inc. Policies, Resolutions, and Guidelines are filed under Document No. RP-2018-385529

- 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
- Violation Enforcement Resolution
- Application of Payments Policy
- Conflict of Interest 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

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

W. Meadows 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

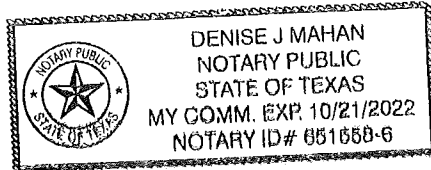
Management, the Managing Agent of W. Meadows Homeowners Association, Inc., on behalf of said Association.

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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 09:43 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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