



PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
WCF COMMUNITY 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 Fort Bend §

1. Name of Subdivision: Willow Creek Farms
2. Subdivision Location: Fort Bend County
3. Name of Homeowners Association: WCF Community Association, Inc.
4. Recording Data for Association: Plat of Subdivision Section One is filed with Waller County under Volume 1106, Page 62.

Plat of Subdivision Section Two is filed with Waller County under Volume 1242, Page 705.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and restrictions are filed at the county under Document No. 804738.

First Amendment to Declaration of Covenants, Conditions and Restrictions are filed under Document No. 1103855 in Waller County.

Second Amendment to Declaration of Covenants, Conditions and Restrictions are filed under Document No. 1106642 in Waller County.

The ByLaws of WCF Community Association, Inc. is Filed Under Document No. Vol. 1118, Pgs. 203-211 in Waller County.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags and Religious Items for WCF Community Association, Inc. are Filed under Vol. 1284, PGS. 320-328 in Waller County.
WCF Community Association, Inc. Resolutions, Policies, and Guidelines, are filed under Document No. 2020012069.

- Membership Voting Policy
- Flag display Guidelines
- E-mail Registration Policy
- Electronic and Telephonic Action Policy
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Conflict of Interest Policy
- Billing Policy and Payment Plan Guidelines
- Application of Payments Policy
- Violation Enforcement Resolution
- Uncurable Violation Enforcement Resolution
- Standby Electric Generators Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Religious Item Display Guidelines
- Records Retention Policy
- Records Inspection Policy
- Rainwater Collection Devices Guidelines

WCF Community Association, Inc. Pool Rules are filed under Document No. 2020045363

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 - \$250.00 (only at first closing from Builder to Owner)

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.

WCF Community 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 WCF Community 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

