

PROPERTY OWNERS' ASSOCIATION 10th AMENDED MANAGEMENT CERTIFICATE FOR
VILLAGES OF DEER PARK 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: Villages of Deer Park
2. Subdivision Location: Deer Park, TX
East Boulevard & East "P" Street
3. Name of Homeowners Association: Villages of Deer Park Homeowners Association, Inc
4. Recording Data for Association: Plats filed at Harris County:
Bentwood: Film Code # 592034
Crestwood: Film Code # 579148
Piney Point Sec 1: Film Code # 553088
Piney Point Sec 2: Film Code # 569089
Sabine: Film Code # 598184
Wimberly: Film Code # 574014
Trinity: Film Code # 598187
Wincrest: Film Code # X138359
5. Recording Data for Declaration: The Declaration of Covenants, Conditions and Restrictions; Deed Restrictions and Restrictive Covenants are filed at Harris County:
Bentwood: Y831215 on 10/17/2005 #300711015
Crestwood: Y402888 on 4/18/2005 #100769341
Piney Point Sec 1: Y4073457 on 11/18/2004 #200703645
Piney Point Sec 2: Y100641 on 12/2/2004 #300528026
Sabine: Z178236 on 3/24/2006 #300801977
Wimberly: Y188193 on 1/11/2005 #300549912
Trinity: Z178238 on 3/24/2006 #300801979
Wincrest: X174811 on 11/7/2003 #300295805

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6. Bylaws and Articles of Incorporation: The filed documents are attached to the Certificate filed under Doc# 20130289641 on 6/12/2013.
Amendment to Bylaws: The Bylaws were amended and filed on 6/25/2013 at the county under Doc# 20130314069

7. Resolutions/Policies/Guidelines:
All policies are attached to and filed under Doc# 20110523492:
Administrative Resolution No. 2009001 Collection Policy signed 12/9/2009
Administrative Resolution No. 2009002 Violation Policy signed 12/9/2009
Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Architectural Guidelines for:
Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays
- Resolutions/Policies/Guidelines: All policies are attached to and filed under Doc#20140023762
Collection Policy
Violation Policy
Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Guidelines for Drought Resistant Landscaping and Natural Turf
Conflict of Interest Policy
Guidelines for Flag Display
Religious Items Display Guidelines
Solar Energy Device Guidelines
Roofing Material Guidelines
Rainwater Collection Guidelines
Application of Payments Policy
- Forced Maintenance Resolution is attached to and filed at the county under 20140149907.
- Standby Electric Generators Guidelines, Payment Plan Guidelines, Electronic and Telephonic Action Policy are filed with the county under document number 201615376.
- Violation Enforcement policy dated 3/1/2016 is filed under Document Number 2016178768
- Villages of Deer Park Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines dated 7/12/2017 are filed under Document No. RP-2017-314303

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.

Villages of Deer Park Homeowners Association, Inc

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

State of Texas §

County of Bexar §

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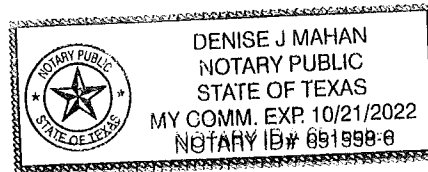
This instrument was acknowledged and signed before me on 25th

October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Villages of Deer Park 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 5
10/28/2021 10:20 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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