

PROPERTY OWNERS ASSOCIATION 3<sup>rd</sup> AMENDED MANAGEMENT CERTIFICATE FOR

**FALL CREEK COMMERCIAL 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 Commercial Development: Fall Creek POA
2. Commercial Development Location: Harris County
3. Name of Property Owners Association: Fall Creek Commercial Property Owners Association, Inc.
4. Recording Data for Commercial Development: See Exhibit "A"
5. Recording Data for Declaration: See Exhibit "A"

**Exhibit "A"**

**FALL CREEK COMMERCIAL**, a commercial development located in Harris County, Texas, and any other tracts which have been or may be subsequently annexed thereto and made subject to the authority of the Fall Creek Commercial Property Owners Association Inc, which tracts were originally encumbered by restrictive covenants filed of record in Harris County, Texas as follows:

	Date Recorded	Document Description and Recording Data
1.	11/10/03	Declaration of Covenants, Conditions and Restrictions for Fall Creek Commercial Reserves (Acres: 28.49, 18.05, 26.45, 22.48, 29.16, 27.89, 12.81, Reserves C and D) <b>X178543</b>
2.	4/12/04	Supplemental Declaration of Covenants, Conditions and Restrictions (23.1924 acres) <b>X524279</b>
3.	5/15/06	Procedure for Administration, Communication and Enforcement of Fines for Deed Restriction Violations and Fine Schedule for Deed Restriction Violations <b>Z297321</b>
4.	12/21/06	Declaration of Annexation (6.289 acres) <b>20060280422</b>
5.	6/12/07	Declaration of Restrictions (1.8540 acres) <b>20070358718</b>
6.	6/12/07	Declaration of Restrictions (Acres: 1,2 and 2.0) <b>20070358720</b>

RP-2021-622861

7.	11/13/08	First Amendment to the Declaration of Covenants, Conditions and Restrictions for Fall Creek Commercial Reserves (Assessments) <b>20080559461</b>
8.	3/16/09	Secretary's Certificate (Fall Creek Commercial Property Owners Association, Inc.) <b>20090106295</b> <b>RECORDS:</b> 1. <b>10/11/02 Articles of Incorporation of Fall Creek Commercial Property Owners Association, Inc.</b> 2. <b>Bylaws</b>
9.	4/21/10	Management Certificate <b>20100158974</b>
10.	8/08/12	Resolution: Deed Restriction Enforcement and Fining Policy <b>20120359739</b>
11.	2/26/14	Amended Management Certificate for Fall Creek Commercial Property Owners Association, Inc. <b>20140076851</b>
12.	7/28/14	Amended Management Certificate for Fall Creek Commercial Property Owners Association, Inc. <b>20140329640</b>

Billing Policy and Payment Plan Guidelines dated 2/1/2017 are filed under Document No. RP-2017-55897

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association: N/A
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 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 27 day of October, 2021.

Fall Creek Commercial Property Owners Association, Inc.

By: [Signature]  
Shelby Schilleci (of Spectrum Association Management), Managing Agent

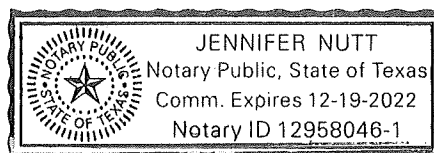
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27  
October, 2021 by Shelby Schilleci, representative of Spectrum Association  
Management, the Managing Agent of Fall Creek Commercial 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**



RP-2021-622861  
# Pages 4  
10/28/2021 02:43 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

RP-2021-622861