

**SPEARS CROSSING HOMEOWNERS ASSOCIATION, INC.**  
**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

SPEARS CROSSING HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is Spears Crossing
- (2) The name of the association is Spears Crossing Homeowners Association, Inc.
- (3) The subdivision is recorded in the Map Records of Harris County, Texas, as follows:
  - a. Spears Crossing, under Clerk's File No. 20070269581.
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
  - a. Declaration of Covenants, Conditions and Restrictions for Sears Crossing, filed in the Real Property Records of Harris County, Texas, under Clerk's File No. 20070521687.
- (5) The name and mailing address of the Association is:

Spears Crossing Homeowners Association, Inc.  
c/o Inframark Management Services  
2002 West Grand Parkway North, Suite 100  
Katy, Texas 77449.
- (6) The name, mailing address, telephone number, and email address of the Association's

Designated Representative is:

- a. Inframark Management Services;
- b. 2002 West Grand Parkway North, Ste. 100, Katy, Texas 77449;
- c. 1-877-253-9689;
- d. Customercare@inframark.com.

(7) The Association's website address is: [spearscrossing.nabnetwork.com](https://spearscrossing.nabnetwork.com).

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- a. Transfer Fee: \$360.00;
- b. Resale Certificate Fee: \$300.00;
- c. Updated Resale Certificate Fee: \$75.00;
- d. Refinance Fee: \$100.00;
- e. Statement of Account: \$40.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association.

SIGNED THIS 24 DAY OF January, 2022.

By: Akoya Huguley, Managing Agent for Spears Crossing Homeowners Association, Inc., on behalf of Inframark Management Services.

Akoya Huguley  
Print Name

STATE OF TEXAS

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COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared Akoya Huguley of Inframark Management Services, Managing Agent for Spears Crossing Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 24 day of Jan., 2022.

Sharon Ann Griffith  
Notary Public, State of Texas



RP-2022-42964  
# Pages 4  
01/25/2022 10:44 AM  
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