

PROPERTY OWNERS ASSOCIATION 2<sup>nd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**KINGSTON MEADOWS OWNERS ASSOCIATION**

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 Dallas           §

1.      Name of Subdivision:                Kingston Meadows
2.      Subdivision Location:               Dallas County
3.      Name of Homeowners Association:    Kingston Meadows Owners Association
4.      Recording Data for Association: Kingston Meadows is a phased addition to the City of Glenn Heights, Texas, according to the plats thereof recorded in the Plat Records of Dallas County, Texas, including the following and any replats or corrections of these:
  - Phase One-A recorded on July 8, 2004, in Volume 2004130, Page 0021
  - Phase 2A recorded on September 28, 2007, as Document No. 20070350000
  - Phase 3A recorded on May 5, 2014, as Document No. 201400109755
  - Phase 3B recorded on May 5, 2014, as Document No. 201400109754
  - Phase 4 recorded on September 16, 2015, as Document No. 201500248255
5.      Recording Data for Declaration: Declaration filed on August 31, 2004, at the county in Volume 2004168, Page 02733, as amended or supplemented from time to time, such as (without limitation), the following instruments recorded in the Real Property Records of Dallas County, Texas:
  - On April 19, 2007, as Document No. 20070140683
  - On October 16, 2007, as Document No. 20070370791
  - On February 7, 2013, as Document No. 201300039790
  - On June 24, 2014, as Document No. 201400158192
  - On November 16, 2015, as Document No. 201500305161
  - On December 30, 2015, as Document No. 201500341966
6.      Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The following resolutions, policies, and guidelines are filed under Document No. 201800079754

Billing Policy and Payment Plan Guidelines  
Pool Rules and Guidelines  
Records Retention Policy  
Records Inspection 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 Schedule  
Violation Enforcement Resolution  
Application of Payments Policy  
Conflict of Interest Policy  
Electronic and Telephonic Action Policy  
Standby Electric Generators Guidelines  
Uncurable Violation Enforcement

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
- Capitalization Fee - \$150.00

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 25<sup>th</sup> day of October, 2021.

Kingston Meadows Owners Association

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

State of Texas §

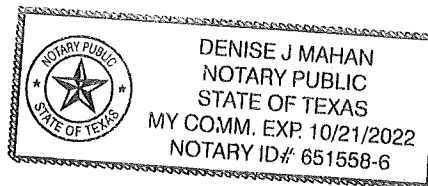
County of Bexar §

This instrument was acknowledged and signed before me on 25<sup>th</sup>  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Kingston Meadows Owners Association, 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



**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202100323140

eRecording - Real Property

Recorded On: October 27, 2021 04:22 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

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.

**File Information:**

Document Number: 202100323140  
Receipt Number: 20211027000922  
Recorded Date/Time: October 27, 2021 04:22 PM  
User: Vickey J  
Station: CC07

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.