

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR
SOMERSET GREEN 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: Somerset Green
2. Subdivision Location: Harris
3. Name of Homeowners Association: Somerset Green Homeowners Association, Inc.
4. Recording Data for Association:

Plat Section 1 recorded under Film Code No. 665185
Plat Section 2 recorded under Film Code No. 666155
Plat Section 3 recorded under Film Code No. 666158
Plat Section 4 recorded under Film Code No. 669181
Plat Section 5 recorded under Film Code No. 670062
5. Recording Data for Declaration and any amendments:

DCCR's recorded under Document No. 20150027594
1st Amendment to DCCR's recorded under Document No. 20150561425
2nd Amendment to DCCR's recorded under Document No. RP-2017-324742
3rd Amendment to DCCR's recorded under Document No. RP-2017-446714
4th Amendment to DCCR's recorded under Document No. RP-2022-213633
First Supplemental Notice recoded under Document No. RP-2017-133299
Second Supplemental Notice recoded under Document No. RP-2017-214662
Third Supplemental Notice recoded under Document No. RP-2017-217313
Fourth Supplemental Notice recoded under Document No. RP-2018-204283
Fifth Supplemental Notice recoded under Document No. RP-2018-430432
Sixth Supplemental Notice recorded under Document No. RP-2021-730718
Seventh Supplemental Notice recorded under Document No. RP-2022-213634
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

RP-2024-165468

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 (for Builder sells only) = \$120.00
 - Rush for Statement of Account (for Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (for Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Reserve Assessment = \$1,200.00

RP-2024-165468

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 3rd day of May, 2024.

Somerset Green Homeowners Association, Inc.

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

State of Texas §

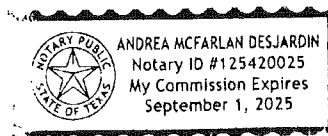
County of Bexar §

This instrument was acknowledged and signed before me on this 3rd day of
May, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Somerset Green Homeowners 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



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Pages 4
05/07/2024 12:29 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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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