

**AMENDED PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**

FOR

Spring Shadows Townhouses Association

(Pursuant to TEXAS PROPERTY CODE Section 209.004)

1. Name of Subdivision: Spring Shadows Townhouses, Section I
2. Name of Association: Spring Shadows Townhouses Association
3. Recording Data for the Subdivision:

Spring Shadows Townhouses, Section I, according to the map or plat thereof filed under Volume 168, Page 15, in the Map Records of Harris County, Texas.

4. Recording Data for the Declaration:

Spring Shadows Townhouses, Section I, Restrictions, Covenants, Conditions, Easements and Maintenance Charge, recorded under Clerk's File No. D566230 in the real property records of Harris County, Texas.

Spring Shadows Townhouses, Section I, Ratification of Restrictions, Covenants, Conditions, Easements and Maintenance Charge, recorded under Clerk's File No. D578174 in the real property records of Harris County, Texas.

Amendment to Spring Shadows Townhouses, Section I, Restrictions, Covenants, Conditions, Easements and Maintenance Charge, recorded under Clerk's File No. D602459 in the real property records of Harris County, Texas.

Second Amendment to the Declaration of Spring Shadows Townhouses, Section I, Restrictions, Covenants, Conditions, Easements and Maintenance Charge, recorded under Clerk's File No. R912615 in the real property records of Harris County, Texas.

5. Name and Mailing Address of the Association:

Spring Shadows Townhouses Association
c/o Action Property Management, Inc.
11118 Cypress North Houston
Houston, TX 77065

6. The name, mailing address, telephone number and email address of the person managing the Association or the Association's designated representative:

Action Property Management, Inc.
11118 Cypress North Houston
Houston, TX 77065
Phone: 713-686-4692
Email: info@actionproperty.net

RP-2021-665153

7. The website address where homeowners may access the Association's dedicatory instruments:

<http://www.actionproperty.net/springshadows.html#>

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Transfer Fee - \$375.00

Resale Certificate - \$250.00

Resale Certificate Updates - 1-14 days - \$0.00; 15-45 days - \$15.00 and 46-90 days \$40.00

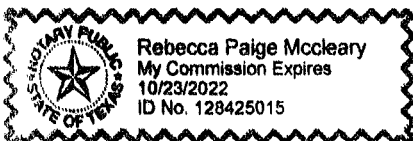
Date: 11-17-2021

SPRING SHADOWS TOWNHOUSES ASSOCIATION
acting by and through its managing agent,
Action Property Management, Inc.

By: Lee F. Waldheim
Lee F. Waldheim, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on 11-17-2021 by Lee F. Waldheim, President, of Action Property Management, Inc., Managing Agent for Spring Shadows Townhouses Association, a Texas nonprofit corporation, on behalf of said corporation.



Rebecca Paige McCleary
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:

Action Property Management, Inc.
11118 Cypress North Houston
Houston, TX 77065

7258.000

RP-2021-665153
Pages 3
11/18/2021 01:10 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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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