

PROPERTY OWNERS ASSOCIATION 5<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**WEST HAMPTON ESTATES 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: West Hampton Estates HOA
2. Subdivision Location: Harris County
3. Name of Homeowners Association: West Hampton Estates Homeowners Association, Inc.
4. Recording Data for Association: See Below:
5. Recording Data for Declaration: See Below:

Declaration and Name of Subdivision	Recording Data for Declaration	Recording Data for Subdivision
Official Plat of West Hampton Estates, Section One.	Harris County Clerk's File No. P260528	Film Code No. 356061 of the Map Records of the Official Public Records of Real Property of Harris County, Texas and as stated in Declaration
Declaration of Covenants, Conditions and Easements of West Hampton Estates Section One	Harris County Clerk's File No. P580917	Clerk's File No. P260528 and Film Code No. 356061, Map Records of Harris County, Texas; and as stated in said Declaration
Annexation of West Hampton Estates, Section Two	Harris County Clerk's File No. R115683	Film Code No. 360068, Map Records of Harris County, Texas; and as stated in said Declaration
Articles of Incorporation; Bylaws; and Records Retention Schedule (Instrument to Record Dedicatory Instruments)	Harris County Clerk's File No. U147835	As stated in said Declaration
Certificate of Adoption of United States, State of Texas and United	Harris County Clerk's File NO.	As stated in said Declaration

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States Armed Forces Flag Display Guidelines	20130624155	
Certificate of Adoption of Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines	Harris County Clerk's File No. 20130624156	As stated in said Declaration
Certificate of Adoption of Adjacent Lot Use Guidelines	Harris County Clerk's File No. 20130624157	As stated in said Declaration

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The following resolutions dated 6/1/2016 are filed under Document No. RP-2017-17898:

- Records Retention Policy
- Records Inspection Policy
- Payment Plan Policy
- Membership Voting
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Assessment Collection Policy
- Assessment Collection Schedule
- Violation Enforcement Resolution
- Violation Schedule
- Application of Payments Policy
- Conflict of Interest Policy

The following resolutions dated 1/17/2017 are filed under Document No. RP-2017-23160:

- Records Retention Policy
- Records Inspection Policy
- Payment Plan 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
- Assessment Collection Policy
- Assessment Collection Schedule
- Violation Enforcement Resolution
- Violation Schedule

- Application of Payments Policy
- Conflict of Interest Policy

West Hampton Estates Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. RP-2018-456846

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

West Hampton Estates Homeowners Association, Inc.

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

State of Texas §

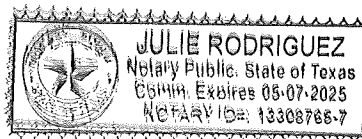
County of Bexar §

This instrument was acknowledged and signed before me on 29  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of West Hampton Estates 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 5  
11/04/2021 01:46 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$30.00

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