

PROPERTY OWNERS ASSOCIATION 7TH AMENDED MANAGEMENT CERTIFICATE FOR
VILLAGES OF PHEASANT RUN 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 Subdivisions: Catalina Village; Catalina Village Section II, Pheasant Run Section I, Pheasant Run Section II
2. Subdivision Location: Eldridge and Bellaire
3. Name of Homeowners Association: Villages of Pheasant Run Homeowners Association, Inc.
4. Recording Data for the Subdivisions: All are recorded in the Map Records of Harris County, Texas:
Catalina Village: Volume 260, Page 127
Catalina Village Section II: Volume 291, Page 17
Pheasant Run Section 1: Volume 290, Page 135
Pheasant Run Section II: Volume 290, Page 87

5. Recording Data for Association Declaration:

Declaration of Covenants, Conditions and Restrictions for Catalina Village Subdivision is recorded under County Clerk's File No. F694904 and Film Code No. 101-89-0933, et seq., in the real Property records of Harris County.

The Amendment to the Dec. of CC&Rs for Catalina Village Subdivision is recorded under County clerk's File No. F853079 and Film Code No. 112-85-1904, et seq., in the real Property records of Harris County.

The Supplemental Dec. of CC&Rs for Catalina Village Section II is recorded under County Clerk's File No. G269761 and Film Code No. 140-97-0755, et seq., in the real Property records of Harris County.

The Supplemental Dec. of CC&Rs for Pheasant Run, Section I is Recorded under County Clerk's File No. G269762 And Film Code No. 140-97-0774, et seq., in the real Property records of Harris County.

The Supplemental Dec. of CC&Rs Pheasant Run, Section II is Recorded under County Clerk's File No. Film Code No. 142-92-0406, et seq., in the real Property records of Harris County.

RP-2021-612528

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

Exterior Paint Guidelines, Yard Art Guidelines and Resolution Regarding Exterior Maintenance Guidelines Filed with the Management Certificate filed 11/2/2009, Doc# 20090496720 at Harris County

Resolutions/Policies: All policies are filed under Doc# 20110195052 at the County.

Administrative Resolution No. 2009001

Collection Policy signed 10/22/2009

Administrative Resolution No. 2009001

Violation Policy signed 10/22/2009

Pool Regulations and Registration Form are attached to and filed with this Certificate.

Clubhouse Rental Agreement

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Collection Policy

Architectural Guidelines

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Bylaws and First Amendment to the Bylaws; Certificate of Filing, Articles of Amendment, Certificates of Filing, and Assumed Name Certificates: all or these documents were filed with the county under Doc# 20110077768 on 2/25/2011.

Amendment to the Bylaws Regarding Quorum is filed 3/14/2013 under Doc# 20130119246

Resolutions and Guidelines are filed under Doc#20150516873:

Standby Electric Generators; Solar Energy Device Guidelines; Payment Plan Policy

Villages of Pheasant Run Homeowners Association, Inc. Parking and Towing Policy is filed under Document No. RP-2018-332298

Villages of Pheasant Run Homeowners Association, Inc. Pool Rules are filed under Document No. RP-2019-120779

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 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 20 day of October, 2021.

Villages of Pheasant Run Homeowners Association, Inc.

By: Sally Smith
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 20

October, 2021 by Sally Smith, representative of Spectrum Association

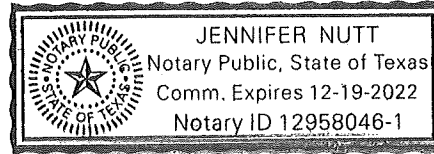
Management, the Managing Agent of Villages of Pheasant Run Homeowners Association, Inc., on behalf of said association.

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Jennifer Nutt

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
10/25/2021 08:16 AM
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

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