

PROPERTY OWNERS ASSOCIATION 1<sup>ST</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**South Woodland Hills Village Community 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 Harris §

1. Name of Subdivision: Woodland Hills Village
2. Subdivision Location: Harris County
3. Name of Homeowners Association: South Woodland Hills Village Community Association
4. Recording Data for Association: The below are the plat maps for South Woodland Hills Village Community Association:
  - Section One is recorded under Volume 210, Page 20
  - Section Two is recorded under Volume 198, Page 143
  - Section Four is recorded under Volume 215, Page 90
  - Section Six is recorded under Volume 217, Page 92
  - Section Seven is recorded under Volume 223, Page 140
  - Section Ten is recorded under Volume 231, Page 76
  - Section Eleven is recorded under Volume 258, Page 74
  - Section twelve is recorded under Volume 284, Page 27
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions are filed under Document No. D684523.

Restrictions, Covenants and Conditions for Woodland Hills Village are listed below:

- Section 1 is filed under Document No. E082175
- Section 2 is filed under Document No. E006145
- Section 4 is filed under Document No. E379887
- Section 6 is filed under Document No. E194996
- Section 10 is filed under Document No. E841375
- Section 11 is filed under Document No. F419958
- Section 12 is filed under Document No. G459737

RP-2021-612216

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

Articles of Incorporation were filed on September 20, 1972.

Bylaws for South Woodland Hills Village is recorded under File No. U148667.

Amendment To the Bylaws of South Woodland Hills Village is filed under Document No. RP-2020-398727.

Architectural Guidelines for south Woodland Hills Village Section One, Two, Four, Six, Ten Eleven and Twelve are filed under Document No. W679217.

Amendment to the Architectural Guidelines is filed under Document No. 20100336725.

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 20 day of October, 2021.

South Woodland Hills Village Community Association

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

State of Texas §

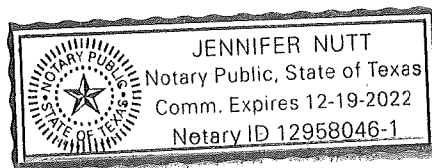
County of Bexar §

This instrument was acknowledged and signed before me on 20  
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of South Woodland Hills Village Community Association, 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  
10/22/2021 03:10 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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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