

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
PARK AT FUQUA COMMUNITY 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: Park at Fuqua
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Park at Fuqua Community Association, Inc.
4. Recording Data for Association: Park at Fuqua, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 547289 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
5. Recording Data for Declaration:
 - a. Documents:
 - (1) Declaration of Covenants, Conditions, Restrictions and Easements for Park at Fuqua.
 - b. Recording Information:
 - (1) Harris County Clerk's File No. X736136
 - Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items for Park at Fuqua CA, Inc. are filed in the county records under Document Number RP-083-40-1717.
 - Articles of Incorporation are filed with the county under Film Code 597-38-0462 to 597-38-0498.
 - Bylaws are filed with the county under Film Code 597-38-0462 to 597-38-0498.
 - Antenna and Satellite Dish System Guidelines are filed with the county under Film Code 597-38-0462 to 597-38-0498.

The following resolutions dated 3/10/2017 are filed under RP-2017-113857:

- Payment Plan Policy
- Standby Electric Generators Guidelines
- Conflict of Interest Policy

RP-2021-634303

- Application of Payments Policy
- Electronic and Telephonic Action Policy
- Violation Enforcement Resolution
- Violation Schedule
- Uncurable Violation Enforcement Resolution
- E-mail Registration Policy
- Assessment Collection Policy
- Assessment Collection Schedule
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Flag Display Guidelines
- Rainwater Collection Devices
- Roofing Material Guidelines
- Solar Energy Device Guidelines
- Religious Item Display Guidelines
- Membership Voting Policy
- Records Retention Policy
- Records Inspection Policy

Billing Policy and Payment Plan Guidelines are filed under Document No. RP-2018-258378

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

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 27 day of October, 2021.

Park at Fuqua Community Association, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

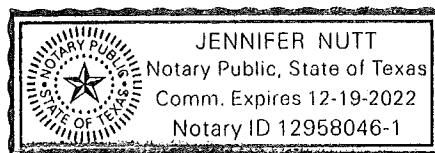
County of Bexar §

This instrument was acknowledged and signed before me on 27
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Park at Fuqua Community 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



RP-2021-634303

RP-2021-634303
Pages 4
11/03/2021 09:59 AM
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

RP-2021-634303