

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
HERITAGE PARK WEST 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: Heritage Park West
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Heritage Park West Homeowners Association, Inc.
4. Recording Data for Association: See Below:
 - A. HERITAGE PARK WEST SECTION ONE, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 327, page 89, of the Map Records of Harris County, Texas, and,
 - B. HERITAGE PARK WEST SECTION TWO, an addition in Harris County, Texas, according to the map or plat thereof recorded under County Clerk's File Number S449992, File Code Number 388044 of the Map Records of Harris County, Texas, and,
 - C. HERITAGE PARK WEST SECTION THREE, an addition in Harris County, Texas, according to the map or plat thereof recorded under County Clerk's File Number S830723, Film Code Number 397014 of the Map Records of Harris County, Texas, and,
 - D. HERITAGE PARK WEST SECTION FOUR, an addition in Harris County, Texas, according to the map or plat thereof recorded under County Clerk's File Number T060993, Film Code Number 403014 and County Clerk's File Number V582883, Film Code Number 504027 of the Map Records of Harris County, Texas, and,
 - E. HERITAGE PARK WEST SECTION FIVE, an addition in Harris County, Texas, according to the map or plat thereof recorded under County Clerk's File Number W410060, Film Code Number 529093 of the Map Records of Harris County, Texas.
5. Recording Data for Declaration: See Below:
 - A. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HERITAGE PARK WEST, SECTION ONE, filed for record under County Clerk's File Number J750976, Film Code Number 097-97-2412, and
 - B. AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HERITAGE PARK WEST, SECTION ONE, filed for record under County Clerk's File Number R676341, Film Code Number 506-19-0989, and

- C. ANNEXATION AND SUPPLEMENTAL DECLARATION FOR HERITAGE PARK WEST, SECTIONS TWO, THREE, AND FOUR, filed for record under County Clerk's File Number S444659, Film Code Number 512-96-3757, and
- D. ANNEXATION AND SUPPLEMENTAL DECLARATION FOR HERITAGE PARK WEST, SECTIONS FIVE THROUGH TWENTY-ONE INCLUSIVE, filed for record under County Clerk's File Number W653776, Film Code Number 567-48-2111, and
- E. AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HERITAGE PARK WEST, SECTION ONE, filed for record under County Clerk's File Number 20120196447, Film Code Number 082-09-1449,

all filed for record under County Clerk's File Number 20120410357, Film Code Number 083-81-1623 in the Official Property Records of Harris County, Texas.

Heritage Park West Homeowners Association, Inc. Amended Bylaws are file under Document No. RP-2020-127974

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

Heritage Park West Homeowners Association, Inc. Resolution Deed Restriction Enforcement Procedure is filed under Document No. RP 007-52-2255

Heritage Park West Homeowners Association, Inc. First Amended Cost Sharing and Development Agreement is filed under Document No. 20110413725

Heritage Park West Homeowners Association, Inc. Deed Restriction Enforcement Guidelines RE: Flags and Flagpoles is filed under Document No. RP 083-28-1903

Heritage Park West Homeowners Association, Inc. Alternative Payment Plan Policy is filed under Document No. RP 085-97-0928

Heritage Park West Homeowners Association, Inc. Resolution Assessment Collection Procedure is filed under Document No. 529-96-0305

Heritage Park West Homeowners Association, Inc. Deed Restriction Enforcement Guidelines RE: Rain Barrels and Rainwater Harvesting Systems is filed under Document No. RP 083-28-1905

Heritage Park West Homeowners Association, Inc. Records Retention Policy is filed under Document No. RP 083-28-1908

Heritage Park West Homeowners Association, Inc. Deed Restriction Enforcement Guidelines RE: Certain Entrance Door Religious Items is filed under Document No. RP 083-28-1906

Heritage Park West Homeowners Association, Inc. Deed Restriction Enforcement Guidelines RE: Certain Roofing Shingles is filed under Document No. RP 083-28-1907

Heritage Park West Homeowners Association, Inc. Deed Restriction Enforcement Guidelines RE: Solar Energy Devices is filed under Document No. RP 083-28-1902

Heritage Park West Homeowners Association, Inc. Deed Restriction Enforcement Guidelines RE: Storage of Materials and Equipment is filed under Document No. RP 007-52-2262

Heritage Park West Homeowners Association, Inc. Deed Restriction Enforcement Guidelines RE: Yard/Lot Maintenance is filed under Document No. RP 007-52-2259

The below Heritage Park West Homeowners Association, Inc. Resolutions, Policies, and Guidelines are filed under Document No. RP-2018-348059.

- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution
- Billing Policy and Payment Plan Guidelines

Heritage Park West Homeowners Association, Inc. Enforcement and Fine Policy are filed under Document No. RP-2020-127974

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 5th day of November, 2021

Heritage Park West Homeowners Association, Inc.

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 5th
November, 2021 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent of Heritage Park West Homeowners Association, Inc., on behalf of said Association.

Denise J Mahan
Notary Public, State of Texas

After Recording Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

