

**PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
CANTERBURY PARK 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 Brazoria §

1. Name of Subdivision: Canterbury Park
2. Subdivision Location: Brazoria County
3. Name of Homeowners Association: Canterbury Park Homeowners Association, Inc.
4. Recording Data for Association: Canterbury Park, Section 1, in the City of Pearland, Brazoria County, Texas (the "Subdivision"), according to the plat thereof recorded under Document No. 2004005300, Volume 24, Pages 112-116
5. Recording Data for Declaration: Declaration of Covenants, Conditions, & Restrictions for Canterbury Park is filed on 2/20/2004 under Document No. 2004010047

Articles of Incorporation of Canterbury Park Homeowner Association, Inc. is filed in the Office of the Secretary of State of Texas on February 24, 2004

Bylaws of Canterbury Park Homeowners Association, Inc. is filed on 3/5/2004 under Document No. 2004013054

first Amendment to Declaration of Covenants, Conditions, & Restrictions for Canterbury Park is filed on 3/29/2005 under Document No. 2005016606

Second Amendment to Declaration of Covenants, Conditions, & Restrictions for Canterbury Park in ruled on 4/7/2006 under Document No. 2006020038

First Amendment to Bylaws of Canterbury Park Homeowner Association, Inc are filed under Document No. 2021029265.

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

The below Canterbury Park Homeowners Association, Inc. policy and guidelines are filed on 1/31/2012 under Document No. 2012004175:

Document Retention Policy, Records Production and Copying Policy, Guidelines for Roofing Materials, Guidelines for Solar Energy Devices, Guidelines for Rainwater Recovery System, Guidelines for Display of Certain Religious Items Guidelines for Display of Flags, Payment Plan Policy

Canterbury Park Homeowners Association, Inc. Payment Policy are filed on 6/29/2012 under Document No. 2012028682

Canterbury Park Homeowners Association, Inc. Notice of Amended and Restated Collection Policy is filed on 5/20/2013 under Document No. 2013023690

The below Canterbury Park Homeowners Association, Inc. resolutions are filed under Document No. 2019035738

- Billing Policy and Payment Plan Guidelines
- Records Retention Policy
- Records Inspection Policy
- Payment Plan 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
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution
- Application of Payments Policy
- Conflict of Interest Policy
- Guidelines for Land Use of Adjacent Lots

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.

Canterbury Park Homeowners Association, Inc.

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

State of Texas §

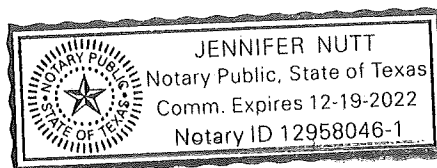
County of Bexar §

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

Management, the Managing Agent of Canterbury Park 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



FILED and RECORDED

Instrument Number: 2021071347

Filing and Recording Date: 10/28/2021 11:24:28 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina