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ELECTRONICALLY RECORDED
Official Public Records
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Laura Richard, County Clerk
Fort Bend County Texas
Pages: 4 Fee: $ 27.00

PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR

SOUTHERN COLONY 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 Fort Bend §

1. Name of Subdivision: Southern Colony

2. Subdivision Location: Fort Bend County

3. Name of Homeowners Association: Southern Colony Homeowners Association, Inc.

4. Recording Data for Association: Southern Colony, Section One, a subdivision of land in Fort Bend County, Texas according to the plat thereof recorded as Plat No. 20050137.

   Southern Colony, Section 2A, a subdivision filed and recorded in Fort Bend County, Texas at Document No. 2016130552 and being a replat of Lots 13 and 14 recorded under Volume 7, Page 301.

   Southern Colony, Section 2B, a subdivision filed and recorded in Fort Bend County, Texas at Document No. 20170104 and being a replat of Lots 13 and 14 recorded under Volume 7, Page 301, and plat filing documents recorded under Clerk's File No. 2017056092.

   Southern Colony, Section 3A, a subdivision filed and recorded in Fort Bend County, Texas at Document No. 20170206 and being a replat of Lots 13 and 18 recorded under Volume 7, Page 301.

   Southern Colony, Section 3B, a subdivision filed and recorded in Fort Bend County, Texas at Document No. 20180004 and being a replat of Lots 18 and 19 recorded under Volume 7, Page 301 and partial replat of Reserve "J", Southern Colony, Section One, a Subdivision recorded in Plat No. 20050137.

   Southern Colony, Section 4A, a subdivision filed and recorded in Fort Bend County, Texas at Document No. 20180188 and being a replat of Lots 13 recorded under Volume 7, Page 301.

   Southern Colony, Plat Section 4B is recorded under Document No. 20190068

   Southern Colony, Plat Section 5, recorded under Document No. 20190196

5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Southern Colony, Section One is filed at the county under Document No. 2006034366.

   Certificate of Formation and By-Laws is filed at the county under Document No. 2006043391.

   First Amendment to Bylaws recorded under Document No. 2016005451

Amendment to Bylaws recorded under Document No. 2024002453

Amendment to the Declaration of Covenants, Conditions, and Restrictions for Southern Colony, Section One is filed at the county under Document No. 2007072906.

Declaration of Annexation for Southern Colony Homeowners Association, Inc., Section 2A is filed at the county under Document No. 2016035120.

Declaration of Annexation for Southern Colony Homeowners Association, Inc., Section 2A is filed at the county under Document No. 2017000849.

Declaration of Annexation for Southern Colony Homeowners Association, Inc., Section 2B is filed at the county under Document No. 2018094942.

Declaration of Annexation for Southern Colony Homeowners Association, Inc., Section 3A is filed at the county under Document No. 2018094943.

Declaration of Annexation for Southern Colony Homeowners Association, Inc., Section 3B is filed at the county under Document No. 2018094944.

Declaration of Annexation for Southern Colony Homeowners Association, Inc., Section 4A is filed at the county under Document No. 2018128613.

Declaration of Annexation Section 4B is recorded under Document No. 2019089709

Declaration of Annexation Section 5 is recorded under Document No. 2025074934

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

Southern Colony Homeowners Association, Inc. Guidelines for Solar Energy Devices is filed at the county under Document No. 2012010485.

Southern Colony Homeowners Association, Inc. Guidelines for Display of Certain Religious Items is filed at the county under Document No. 2012010486.

Southern Colony Homeowners Association, Inc. Document Retention Policy is filed at the county under Document No. 2012010487.

Southern Colony Homeowners Association, Inc. Guidelines for Display Flags is filed at the county under Document No. 2012010488.

Southern Colony Homeowners Association, Inc. Payment Plan Policy is filed at the county under Document No. 2012010489.

Southern Colony Homeowners Association, Inc. Records Production and Copying Policy is filed at the county under Document No. 2012010490.

Southern Colony Homeowners Association, Inc. Guidelines for Rainwater Recovery Systems is filed at the county under Document No. 2012010491.

Southern Colony Homeowners Association, Inc. Resolution Increasing the Capitalization Fee is filed at the county under Document No. 2019063106.

The below Southern Colony Homeowners Association, Inc. resolutions are filed under Document No. 2019064821:

- Billing Policy and Payment Plan Guidelines
- Records Retention Policy
- Records Inspection 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 with Violation Schedule
- Violation Enforcement Resolution with Forced Maintenance Procedure
- 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
    -
- Capitalization Fee - $350.00 (Buyer)

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 18th **day of** March **, 2026**

Southern Colony 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 18th March, 2026 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent of Southern Colony Homeowners Association, Inc., on behalf of said association.

Notary Public, State of Texas

MAXIMINO ORTIZ
Notary ID #135524103
My Commission Expires
July 15, 2029

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