

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
WERRINGTON 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: Werrington
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Werrington Homeowners Association, Inc.
4. Recording Data for Association: Werrington, Section One, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 593225 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:
 - i. Werrington, Section One Declaration of Covenants, Conditions and Restrictions.
 - ii. First Amendment to Werrington, Section One Declaration of Covenants, Conditions and Restrictions
 - iii. Second Amendment to Werrington, Section One Declaration of Covenants, Conditions and Restrictions
 - b. Recording Information:
 - i. Harris County Clerk's File No. Z049133.
 - ii. Harris County Clerk's File No. Z538754.
 - iii. Harris County Clerk's File No. 20060096673
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Articles of Incorporation are filed under Document No. 112192180002

RP-2021-612544

The below Werrington Homeowners Association, Inc. resolutions are filed under Document No. RP-2017-547540:

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
Forced Maintenance Procedure
Application of Payments Policy
Conflict of Interest Policy
Guidelines for Land Use of Adjacent Lots

Werrington Homeowners Association, Inc. Pool Rules are filed under Document No. RP-2019-190504

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 20 day of October, 2021.

Werrington Homeowners Association, Inc.

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

State of Texas §

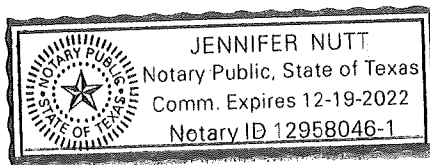
County of Bexar §

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

Management, the Managing Agent of Werrington 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



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Pages 4
10/25/2021 08:20 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

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