

PROPERTY OWNERS ASSOCIATION 5TH AMENDED MANAGEMENT CERTIFICATE FOR
MILLS CREEK CROSSING RESIDENTIAL COMMUNITY, 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: Mills Creek Crossing
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Mills Creek Crossing Residential Community, Inc.
4. Recording Data for Association: That certain real property recorded under Document No. 2017-343380, Official Public Records of Harris County, Texas.

Reserve "A", Mills Creek Crossing, Sec 1, according to the map or plat thereof recorded at Film Code No. 682169 of the Map Records of Harris County, Texas.

Reserve "B", Mills Creek Crossing, Sec 1, according to the map or plat thereof recorded at Film Code No. 682169 of the Map Records of Harris County, Texas.

Reserve "C", Mills Creek Crossing, Sec 1, according to the map or plat thereof recorded at Film Code No. 682169 of the Map Records of Harris County, Texas.

Reserve "E", Mills Creek Crossing, Sec 1, according to the map or plat thereof recorded at Film Code No. 682169 of the Map Records of Harris County, Texas.

Reserve "F", Mills Creek Crossing, Sec 1, according to the map or plat thereof recorded at Film Code No. 682169 of the Map Records of Harris County, Texas.

Reserve "A", Mills Creek Crossing, Sec 2, according to the map or plat thereof recorded at Film Code No. 685602 of the Map Records of Harris County, Texas.

Reserve "B", Mills Creek Crossing, Sec 2, according to the map or plat thereof recorded at Film Code No. 685602 of the Map Records of Harris County, Texas.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Mills Creek Crossing recorded under Document No. 2017-337596, Official Public Records of Harris County, Texas.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Mills Creek Crossing Residential Community, Inc. Original Management Certificate filed under Document No. 2017-233305

RP-2021-638981

Mills Creek Crossing Residential Community, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 2018-413010

The below Mills Creek Crossing Residential Community, Inc. Resolutions, Policies, and Guidelines are filed under Document No. RP-2018-457720:

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
Conflict of Interest Policy
Land Use of Adjacent Lots Resolution

Deed without Warranty is filled under Document No. RP-2019-168702

Declarant Removal and Appointment of Directors is filed at the County under Document No. RP-2019-355537

Mills Creek Crossing Residential Community, Inc. Resolution Adopted by Unanimous Written Consent of Directors are filed under Document No. RP-2019-148991

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

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- Working Capitalization Fee - \$500.00

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 20th day of October, 2021

Mills Creek Crossing Residential Community, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management) Managing Agent

State of Texas §

County of Bexar §

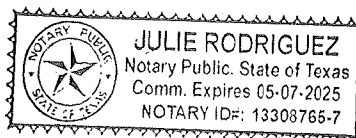
This instrument was acknowledged and signed before me on 29

October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Mills Creek Crossing Residential Community, 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
11/04/2021 03:18 PM
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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