

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
ELDRIDGE 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 Harris §

1. Name of Subdivision: Eldridge Park
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Eldridge Park Homeowners Association, Inc.
4. Recording Data for Association:
Section One plats are filed under Doc No. 355117 and amended under Doc No. 357139
Section Two plats are filed under Doc No. 356032 and amended under Doc No. 357140
Section Three plats are filed under Doc No. R449073 and amended under Doc No. 369002
Section Four plats are filed under Doc No. 368014
Section Five plats are filed under Doc No. 388050
Section Six plats are filed under Doc No. 382149
Section Seven plats are filed under Doc No. 389107
5. Recording Data for Declaration and any amendments:
Declarations are filed under Doc No. P195714 and re-filed under Doc No. P237332
Amended Declarations are filed under Doc No. P360927
Second Amended Declarations are filed under Doc No. P567378
Third Amended Declarations are filed under Doc No. P813175
Declarations for Section Three are filed under Doc No. R495043
Declaration of Annexation for Section Three are filed under Doc No. R495044
Declarations for Section Five and Seven are filed under Doc No. S443472
Declaration of Annexation for Section Five and Seven are filed under Doc No. S443471
Declarations for Section Six are filed under Doc No. S293663
Declaration of Annexation for Section Six are filed under Doc No. S293662
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

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Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrell Regulations are filed under Doc No. 20120491570

Books and Records Production Policy is filed under Doc No, 20120491571
Payment Plan Policy is filed under Doc No. 20120491574

Supplemental Notice of Dedicatory Instruments are filed under Doc No. RP-2016-273495
Supplemental Notice of Dedicatory Instruments are filed under Doc No. RP-2016-191931
Supplemental Notice of Dedicatory Instruments are filed under Doc No. RP-2016-215049

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.

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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 22 day of November, 2021.

Eldridge Park Homeowners Association, Inc.

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

State of Texas §

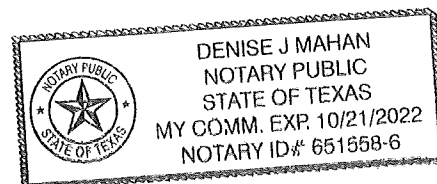
County of Bexar§

This instrument was acknowledged and signed before me on 22nd
November, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Eldridge 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



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Pages 4
11/23/2021 08:35 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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