

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
HERITAGE PARK COMMUNITY IMPROVEMENT ASSOCIATION

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: Heritage Park
2. Subdivision Location: Harris
3. Name of Homeowners Association: Heritage Park Community Improvement Association
4. Recording Data for Association:

Plat Map Section 1 is recorded under File No. E108567
Plat Map Section 2 is recorded under File No. E345903
Plat Map Section 3 is recorded under File No. E504735
Plat Map Section 4 is recorded under File No. E866467
Plat Map Section 5 is recorded under File No. F251982
Plat Map Section 6 is recorded under File No. F619106
Plat Map Section 7 is recorded under File No. G398571
Plat Map Section 8 is recorded under File No. J641091
Plat Map Section 9 is recorded under File No. H861658
Plat Map Section 10 is recorded under File No. H861676

5. Recording Data for Declaration and any amendments:
DCCR's Section 1 is recorded under File No. E504950
DCCR's Section 3 is recorded under File No. E660683
DCCR's Section 4 is recorded under File No. E871213
DCCR's Section 5 is recorded under File No. F257955
DCCR's Section 6 is recorded under File No. F713531
DCCR's Section 7 is recorded under File No. G674739
DCCR's Section 8 is recorded under File No. J660749
DCCR's Section 9 is recorded under File No. H903149
DCCR's Section 10 is recorded under File No. J414457
Bylaws are recorded under File No. X154425
Bylaw amendment is recorded under File No. RP-2022-45578

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

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 (for Builder sells only) = \$120.00
 - Rush for Statement of Account (for Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (for Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

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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 1st day of December, 2025.

Heritage Park Community Improvement Association

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

State of Texas §

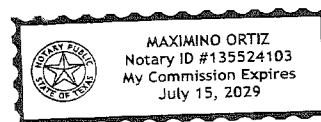
County of Bexar §

This instrument was acknowledged and signed before me on this 1st day of
December, 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Heritage Park Community Improvement Association, on behalf of said association.

Max Ortiz
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
12/02/2025 08:29 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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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