

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR
THE FOREST OF FRIENDSWOOD 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 Galveston §

1. Name of Subdivision: Forest of Friendswood
2. Subdivision Location: Galveston County
3. Name of Homeowners Association: The Forest of Friendswood Homeowners Association, Inc.
4. Recording Data for Association: Plat Map is filed under Exhibit A within the First Amendment to the Declaration of Covenants, Conditions, and Restrictions filed under Document No. GAC2002060877
5. Recording Data for Declaration: Declaration of Covenants, Conditions, and Restrictions are filed under File No. GAC9824503.

First Amendment to the Declaration of Covenants, Conditions, and Restrictions are filed under File No. GAC2002060877.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions are filed under Document No. 2016013472.

Bylaws of The Forest of Friendswood Homeowners Association, Inc. is filed under Document No. 9965356.

First Amendment to Bylaws of The Forest of Friendswood Homeowners Association, Inc. are filed under Document No. 2003050878.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Policy Regarding Alternative Payment Schedules is filed under Document No. 2012019256.

Regulation of Solar Energy Devices is filed under Document No. 20150379478.

The below Forest of Friendswood Homeowners Association, Inc. Policy and Resolutions are filed under Document No. 2021023706

- Billing Policy and Payment Plan Guidelines
- Violation Enforcement Resolution

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
- Association Transfer Fee - \$220.00

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 25th day of October, 2021.

The Forest of Friendswood Homeowners Association, Inc.

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

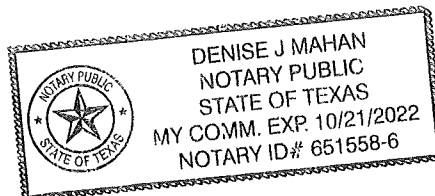
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 25th
October, 2021 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of The Forest of Friendswood Homeowners Association, Inc., on
behalf of said association.

Denise J Mahan
Notary Public, State of Texas

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



FILED AND RECORDED

Instrument Number: 2021078513

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 10/28/2021 8:19AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script that reads "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*