

PROPERTY OWNERS' ASSOCIATION 7<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**WESTFIELD 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: Westfield
2. Subdivision Location: Katy, Texas - 19724 Lindenfield
3. Name of Homeowners Association: Westfield Homeowners' Association, Inc.
4. Recording Data for Association: Maps/plats recorded at Harris County:  
Volume 310, pg. 147, Volume 321, pg. 125, Volume 325, pg. 142, Volume 381, pg. 44  
File T269999, File W281370, File 408077  
Clerk's File #: W281343, W281349, Film Code # 519198  
Film Code #s 469109, 468091, 468405  
Film Code 5481014, Clerk's File # X277350  
Film Code 548198, Clerk's File # X277351  
Film Code 548202, Clerk's File # X277352  
File#s: 526026, 526022, 548202, 408077, 468091, 310147, 469109, 548198, 548194
5. Recording Data for Declaration:

**Section I: Declaration of Covenants, Conditions and Restrictions (Section I)** Recorded on 10/26/1982 under Clerk's File # H571831/H671831 and Film Code 028-96-1867

**First Amendment:** Recorded 2/9/1983 Clerk's File # H811967, Film Code 037-96-1855

**Second Amendment:** Recorded 3/30/1984 Clerk's File # J446718, Film Code 078-88-0433

**Third Amendment:** Recorded 12/3/1985 Clerk's File # K311205 & K311206, Film Code 032-75-2123& 302-75-2129

**Fourth Amendment:** Recorded 1/3/1986 Clerk's File # K351088 & K351089, Film Code 035-67-1741& 035-67-1746

**Fifth Amendment:** Recorded 1/8/1987 Clerk's File # K914344 & K914345, Film Code 069-75-0546 & 069-75-0552

**Section III: Declaration of Covenants, Conditions and Restrictions (Section III)** Recorded on 1/11/1984, Clerk's File # J317452, Film Code 070-84-1385

**First Amendment:** Recorded 4/5/1984, Clerk's File # J446719, Film Code 078-88-0453

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**Second Amendment:** Recorded 1/25/1985 Clerk's File # J878616, Film Code 006-61-0697  
**Third Amendment:** Recorded 12/3/1985 Clerk's File # K311206, Film Code 032-75-2129  
**Fourth Amendment:** Recorded 1/3/1986 Clerk's File # K351089, Film Code 035-67-1746  
**Fifth Amendment:** Recorded 1/8/1987 Clerk's File # K914345, Film Code 069-75-0552

**Section IV: Declaration of Covenants, Conditions and Restrictions (Section IV)** Recorded on 8/13/1984, Clerk's File # J647834, Film Code 091-86-1611

**First Amendment:** Recorded 12/3/1985 Clerk's File # K311207, Film Code 032-75-2135  
**Second Amendment:** Recorded 1/3/1986 Clerk's File # K351090, Film Code 035-67-1752  
**Third Amendment:** Recorded 1/8/1987 Clerk's File # K914346, Film Code 069-75-0558

**First Amended and Restated Declaration of Covenants, Conditions and Restrictions Westfield Sections I, III, IV** Recorded 7/18/1994, Clerk's File # P964887, Film Code 588-26-3607  
**First Amendment to the First Amended & Restated Declaration Sections I, III, IV:** Filed 12/31/2002, File # W325720

**Section VI: Declaration of Covenants, Conditions and Restrictions (Section VI)** Recorded 12/6/1996, File # 200314695, File Code S235771 Film Code 200314695

**Section VII: Declaration of Covenants, Conditions and Restrictions For Westfield, Section VII:** Filed 11/03/1998, File # T360301

**First Amendment to the Declaration, Westfield, Section VII:** Filed 12/31/2002 Filed # W325729

**Section VIII: Declaration of Covenants, Conditions and Restrictions (Section VIII)** Recorded 11/3/1998 File #30024031 File Code T360302

**Sections IX, X, XI: Declaration of Covenants, Conditions and Restrictions For Westfield, Sections IX, X, XI:** Filed 4/2/2001, File# U961781

**Sections XII & XIV: Declaration of Covenants, Conditions and Restrictions, For Westfield, Sections XII & XIV:** Filed 12/30/2002, File# W320644

**Sections XVI, XVII, XX: Declaration of Covenants, Conditions and Restrictions for Westfield, Sections XVI, XVII, XX:** File # X312643  
**Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westfield, Sections XVI, XVII, XX:** Filed 1/15/2004, File# X330597

**Section XVIII: Declaration of Covenants, Conditions and Restrictions for Westfield, Section XVIII:** Filed 9/4/2002, Film # W055870

**First Amendment to the Declaration, Section XVIII:** Filed 2/28/2003, File# W462218

**Section XIX: Declaration of Covenants, Conditions and Restrictions, Section XIX** Recorded 12/30/2002 File #300031532, File Code W320643

**Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westfield, Section XIX:** Filed 2/11/2003, Film # W422338

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**Annexation Documents:**

**Annexation Agreement:** Recorded 1/31/1984 Clerk's File #J350814

**Annexation Agreement:** Recorded 11/21/1984 Clerk's File #J793574

**Annexation of Westfield Subdivision, Section Six (6):** Filed 3/12/1997 File # S358945

**Agreement Regarding Annexation:** Filed 3/12/1997 File # S358947

**Amendment to Agreement Regarding Annexation:** Filed 10/22/1998, File# T339189

**Annexation of Westfield Subdivision, Section VII:** Filed 11/11/1998, File# T377994

**Annexation of Westfield Subdivision, Section VIII:** Filed 12/4/1998, File # T421085

**Agreement Regarding Annexation:** Filed 3/23/2001 File #U945465

**Annexation of Westfield Subdivision Sections IX, X, X1:** Filed 3/23/2001 File# U945466

**Annexation of Westfield Subdivision Sections XII, XIV, and XVIII:** Filed 6/19/2003

Film# W765667

**Annexation of Westfield Subdivision, Section XIX:** Filed 6/19/2003, Film # W765666

**Notice of Partial Assignment of Architectural Control,** Section 1 filed 9/8/1989, Clerk's File Code #M315271

**Certification of Dedicatory Instruments:** filed 5/1/2000 File # 101306850/ 0360796

**Lienholder's Consent and Ratification of Recorded Declaration of Covenants, Conditions**

**And Restrictions:** Filed 1/31/1984 File #J32453

**Approval of Building Plans By Architectural Control Committee:** Filed 8/15/1985 File # K158361

6. **Bylaws:** All Listed Bylaws are attached to the Management Certificate filed 5/9/2011 on Document 20110186389.  
Bylaws signed 3/13/1995  
First Amendment to the Bylaws Filed 5/31/2001 File # V082166  
Second Amendment to the Bylaws Filed 7/18/2006 Film# Z459088  
Third Amendment to the Bylaws Filed 3/30/2009 Film# 20090129298  
Fifth Amendment to the Bylaws Filed 7/27/2009 Film #20090332783

**Articles of Incorporation:** filed with the Secretary of State of Texas on 8/2/1992  
and are attached to the Management Certificate filed 5/9/2011 on  
Doc# 20110186389.

**Administrative Resolutions:**

Collection Policy Resolution No. 2011-001 is attached to and filed with the Certificate filed under Doc# 20120000791.

Violation Policy Resolution No. 2011002 is attached to and filed with the Certificate filed under Doc# 20120000791.

**Administrative Resolutions:**

Collection Policy signed on 11/27/2012 is attached to and filed under Doc. 20140141810

**Administrative Resolutions:**

Payment Plan Policy is filed under Clerks File # 20110544827

Records Production Policy is filed under #20110544828

Records Retention Policy is filed under #20110544829

Guidelines for Roofing Material is filed under #20110544830

Guidelines for Rainwater Recovery is filed under 20110544831

Guidelines for Solar Energy Devices is filed under 20110544832

Guidelines for Display of Flags

Guidelines for Display of Certain Religious Items is filed under 20110544834

Resolution of the Board of Directors Removing Previous directors and employees from signing privileges from Traditions Bank is attached to and filed with this certificate.

Resolution of the Board of Directors Removing Previous directors and employees from signing privileges from Members choice Credit Union is attached to and filed under Doc. 20140141810

Collection Schedule and Resolution signed 11/18/2013 is filed and attached to this Certificate.

Westfield Homeowner's Association Pool Rules for Brandon Oaks and Misty Cove are filed under Document No. RP-2020-160544

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](http://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

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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.

Westfield Homeowners' Association, Inc.

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

State of Texas §

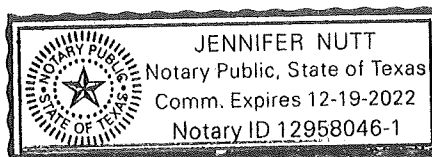
County of Bexar §

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

Management, the Managing Agent of Westfield Homeowners' Association, Inc., on behalf of said association.

Jennifer Nutt  
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 6  
10/25/2021 08:22 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$34.00

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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