

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE 7TH AMENDED FOR
CITY 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: City Park HOA
2. Subdivision Location: Harris County
3. Name of Homeowners Association: City Park Homeowners Association, Inc.
4. Recording Data for Association: See Below:
5. Recording Data for Declaration: See Below:

Declaration and Name of Subdivision	Recording Data for Declaration	Recording Data for Subdivision
Declaration of Covenants, Conditions and Restriction for City Park Single Family (Residential)	Harris County Clerk's File No. X283888	Film Code No. 54399, Map Records, Harris County, Texas; and as stated in said Declaration
First Amendment to Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential)	Harris County Clerk's File No. X715598	As stated in said Amendment
Second Amendment to Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential)	Harris County Clerk's File No. Y136582	As stated in said Amendment
Supplemental Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential) – West Section 2	Harris County Clerk's Document No. 20070404611	Film Code No. 567219, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of	Harris county	Film Code No. 594026, Map

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Covenants, Conditions and Restrictions for City Park Single Family (Residential) – West Section 1	Clerk's File No. Z001440	Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential) – Section 3	Harris County Clerk's File No. X283888	Film Code No. 582070, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental DCCR's West Section 3	Document No. 20070626450	Film Code No. 616083
Supplemental Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential) – Section 4	Harris County Clerk's File No. Z001439	Film Code No. 594275, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential) – West Section 4	Harris County Harris County Clerk's File No. 20070680000	Film Code No. 616281, Map Records Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential) – West Section 5	Harris County Clerk's File No. 20100253661	Film Code No. 633111, Map Records Harris County, Texas; and as stated in said Declaration
Supplemental Declaration Section 5	File No. 20060148955	Plat Map recorded under Film Code 601275
Supplemental Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential) – West Section 6	Harris county Clerk's File No. 20100253662	Film Code No. 633113, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential) – West Section 7	Harris County Clerk's File No. 20130188743	Film Code No. 648188, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential) – West Section 8	Harris County Clerk's File No. 20130188744	Film Code No. 648070, Map Records, Harris County, Texas; and as stated in said Declaration
Articles of Incorporation, Bylaws of City Park Homeowners Association, Inc., and Policy Resolution of the Board of Directors of City Park	Harris County Clerk's File No. 20080302170	As stated in said Documents

Homeowners Association (Related to Vehicle Towing)		
Storm Door Variance	Harris County Clerk's File No. 20100263557	As stated in said Document
Maintenance Agreement	Harris County Clerk's File No. 20110133321	As stated in said Document

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:
Assessment Collection Policy dated 10/4/2016 is filed under Document Number RP-2016-464609.

Parking and Towing Policy for the City Park Homeowners Association dated 10/3/2017 is filed under Document Number RP-2017-439710.

Amendment to the Bylaws of City Park Homeowners Association, Inc. dated 11/13/2017 is filed under Document No. RP-2017-497770.

City Park Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. RP-2018-339986

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

- Initial Sale Assessment (Builder to HO) = \$265.00

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 15th day of April, 2025.

City Park Homeowners Association, Inc.

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

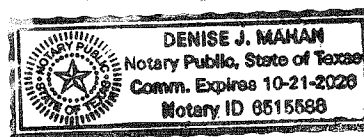
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 15th
April, 2025 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of City Park 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



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Pages 5
04/17/2025 08:41 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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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