

PROPERTY OWNERS ASSOCIATION 7TH AMENDED MANAGEMENT CERTIFICATE FOR
BRITTANY LAKES 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: Brittany Lakes
2. Subdivision Location: League City; Brittany Bay Blvd and Brittany Lake Drive
3. Name of Homeowners Association: Brittany Lakes Homeowners' Association, Inc.
4. Recording Data for Association: See Management Certificate 2010011814 filed on 3/17/2010.
5. Recording Data for Declaration: See Management Certificate 2010011814 filed on 3/17/2010.
6. Bylaws: See Management Certificate 2010011814 filed on 3/17/2010.
- Articles of Incorporation: See Management Certificate 2010011814 filed on 3/17/2010.
7. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Pool Regulations for Management Exhibit A: Document is attached to and filed with
Doc# 2011065707

Resolutions/Policies:

All policies are attached to and filed under Doc#2011065707 with the County
Certificate of Corporate Resolution of Brittany Lakes Homeowners' Association, Inc. Collection
Policy for Delinquent Accounts was filed 11/30/2010 with the county under Doc. 2010059346.
Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Collection Policy

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Architectural Review Guidelines April 1, 2012 filed under Document No. 2014026782 filed on 3/17/2010.

Violation Enforcement Resolution effective 5/10/2014 filed under Document No. 2014026782 filed on 3/17/2010.

Resolutions/Policies/Guidelines: All policies below are filed under Document No. 2014070492:

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf

Conflict of Interest Policy

Guidelines for Flag Display

Religious Items Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Guidelines

Application of Payments Policy

Brittany Lakes Homeowners' Association, Inc. Billing Policy and Payment Plan Guidelines dated 6/22/2017 are filed under Document No. 2017042359

Brittany Lakes Homeowners' Association, Inc. Pool Rules and Splash Pad Rules are filed under Document No. 2019014960

8. 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

9. 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 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.

Brittany Lakes Homeowners' Association, Inc.

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

State of Texas §

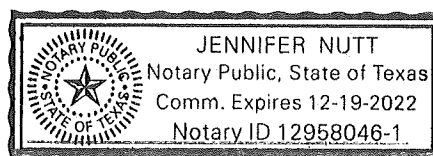
County of Bexar §

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

Management, the Managing Agent of Brittany Lakes 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



FILED AND RECORDED

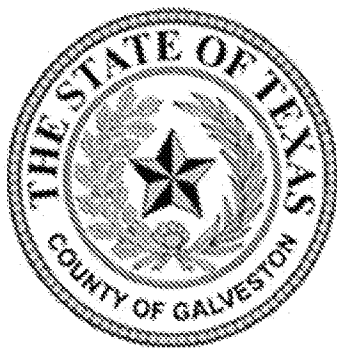
Instrument Number: 2021077286

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 10/22/2021 11:46AM

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, reading "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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