

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
LEXINGTON WOODS OWNERS COMMITTEE, 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: Lexington Woods
2. Subdivision Location: Harris
3. Name of Homeowners Association: Lexington Woods Owners Committee, Inc.
4. Recording Data for Association:

Section One recorded under Volume 157 Page 10
Section Two is recorded under Volume 178 Page 67
Section Three recorded under Volume 203 Page 124
Section Four recorded under Volume 232 Page 102
Section Five recorded under Volume 260 Page 139
Section Six recorded under Volume 285 Page 128
Section Seven recorded under Volume 285 Page 129
Section Eight recorded under Volume 326 Page 147
Section Nine recorded under Volume 524 Page 164

5. Recording Data for Declaration and any amendments:

DCCR's are recorded under Document No. 300783270
First Amendment to DCCR's recorded under File No. Y048805
Restrictive Covenants Section 1 is recorded under File No. D026609
Restrictive Covenants Section 2 is recorded under File No. D435290
Restrictive Covenants Section 3 is recorded under File No. D904095
Amendment to Section 3 is recorded under File No. E114037
Restrictive Covenants Section 4 is recorded under File No. E662252
Restrictive Covenants Section 5 is recorded under File No. F492285
Amendment to Restrictive Covenant Sections 1-3 recorded under File No. D973547
Amendment to Restrictive Covenant Sections 1-3 recorded under File No. E047898
Amendment to Restrictive Covenant Sections 1-3 recorded under File No. E329105
Amendment to Restrictive Covenant Sections 1-4 recorded under File No. F402642
DCCR's Section 5 is recorded under File No. G041664

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Amendment to Section 5 is recorded under File No. G0416655
DCCR's Section 6 is recorded under File No. G032097
DCCR's Section 8 is recorded under File No. U867655
DCCR's Section 9 is recorded under File No. V903804
Supplemental DCCR's Section 9 is recorded under File No. W070455

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

Bylaws are recorded under Document No. RP-2020-359961
Amended Bylaws recorded under Document No. 20150160785

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 15th day of December, 2025.

Lexington Woods Owners Committee, Inc.

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

State of Texas §

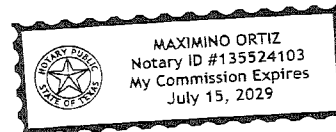
County of Bexar §

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

Management, the Managing Agent of Lexington Woods Owners Committee, Inc., 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 08:57 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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