

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR

NORTHVIEW PLACE COMMUNITY 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: Northview Place
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Northview Place Community Association, Inc.
4. Recording Data for Association:

Northview Place Section 1 – Plat File No. U842337
Northview Place Section 2 – Plat File No. W024828
Northview Place Section 3 – Plat File No. W342455
Northview Place Section 4 – Plat File No. X434967
Northview Place Section 5 – Plat File No. Y527409
Northview Place Section 6 – Plat File No. 20070302186

5. Recording Data for Declaration:

Northview Place Section 1 – Declaration File No. U912020
Northview Place Annexation Section 2 – Declaration File No. W151518
Northview Place Supplemental Section 2 – Declaration File No. W102730
Northview Place Annexation Section 3 – Declaration File No. W970043
Northview Place Supplemental Section 3 – Declaration File No. W970045
Northview Place Annexation Section 4 – Declaration File No. X923350
Northview Place Supplemental Section 4 – Declaration File No. X923348
Northview Place Section 5 – Declaration File No. Y834719
Northview Place Supplemental Section 6 – Declaration File No. 20070539708

Supplemental Amendment to Sections A, E, and F of Certain Policies and Guidelines regarding
Deed Restriction matters for Northview Place Community Association filed under Document No.
20130620377

RP-2021-621345

Bylaws are filed under 592-61-0053 and Amendment to the Bylaws are filed under 071-77-2655

Articles of Incorporation are filed under Document No. 592-61-0048

Architectural Control Guidelines are filed under Document No. 592-61-0071

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

Resolution regarding Deed Restriction Enforcement are filed under Document No. 071-27-0611

Collection Rules and Installment Plan Guidelines are filed under Document No. 20110527728

Document Production and Copying Policy are filed under Document No. 20110527729

Document Retention Policy is filed under Document No. 20110527730

Certain Policies and Guidelines regarding Deed Restriction Matters are filed under Document No. 20110527731

Resolution Regarding Expenditures Outside a Meeting are filed under Document No. 20150483322

Park Rules are filed under Document No. 080-79-1719

Original Spectrum Association Management Certificate for management of Northview Place Community Association, Inc. is filed under Document No. RP-2019-37324

The below Northview Place Community Association, Inc. resolutions are filed under Document No. RP-2019-78695

- Billing Policy and Payment Plan Guidelines
- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution and Violation Schedule
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable 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

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.

Northview Place Community Association, Inc.

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

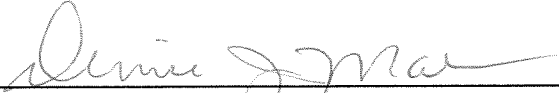
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State of Texas §

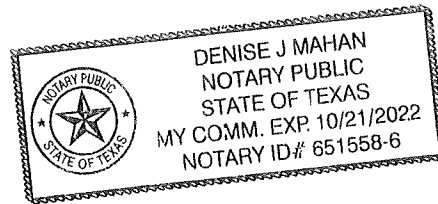
County of Bexar §

This instrument was acknowledged and signed before me on 25th
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Northview Place Community Association, Inc., on behalf of said
association.


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
10/28/2021 09:28 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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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