

PROPERTY OWNERS ASSOCIATION 2ND AMENDED MANAGEMENT CERTIFICATE FOR
WENTWORTH COURT 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: Wentworth Court
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Wentworth Court Homeowners Association, Inc.
4. Recording Data for Association: Wentworth Court, a subdivision, Lots 1 through 6, inclusive, being a subdivision of 0.9783 acres of land and being a replat of Tract 4, Bobbitt Subdivision, unrecorded plat, also being a replat of a portion of Tract, Volume 11, Page 71. Plat maps are recorded under Film Code No. 418113.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions are filed under Document No. U062636.

Amended Declaration of Covenants, Conditions and Restriction is filed under Document No. U257287.

First Amendment to Amended Declaration of Covenants, Conditions and Restrictions for Wentworth Court (Landscape Maintenance) is filed under Document No. RP-2021-79752.

Bylaws of Wentworth Court Homeowners Association is recorded in Exhibit B of the Notice of Dedicatory Instruments filed under File No. V188281.

Articles of Incorporation of Wentworth Court Homeowners Association is recorded in Exhibit A of the Notice of Dedicatory Instruments filed under File No. V188281.

Private Street Warranty Deed is filed under File No. U443932.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

RP-2024-362539

The Wentworth Court Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines and Violation Enforcement Resolution are filed under Document No. RP-2021-300469

7. Mailing Address and Contact Information for the Association and the Managing Agent:

JellyBird HOA Management
17319 San Pedro Ave, Suite 320
San Antonio, TX 78232
contact@JellyBirdHOA.com
210-640-3911
<https://jellybirdhoa.com/app/>

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 Builders 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
- Administrative Transfer Fee - \$200.00

RP-2024-362539

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 23rd day of September, 2024.

Wentworth Court Homeowners Association, Inc.

By: Shelby Welch
Shelby Welch (of JellyBird HOA Management), Managing Agent

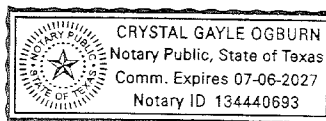
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 23
September, 2024 by Shelby Welch, representative of JellyBird HOA Management,
the Managing Agent of Wentworth Court Homeowners Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
JellyBird HOA Management
Attn: Transitions
17319 San Pedro, #320
San Antonio, TX 78232



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Pages 4
10/01/2024 01:01 PM
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

RP-2024-362539