

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR
MOUNT ROYAL VILLAGE 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: Mount Royal Village
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Mount Royal Village Community Association, Inc.
4. Recording Data for Association: Plat maps Mount Royal Village Section One is filed under Document No. Z140077.

Plat maps Mount Royal Village Section Two is filed under Document No. 20070082069.

Plat maps Mount Royal Village Section Three is filed under Document No. 20070455938.

Plat maps Mount Royal Village Section Four is filed under Document No. 20070716513.

Plat maps Mount Royal Village Section Five is filed under Document No. 20130014310.

Plat maps Mount Royal Village Section Six is filed under Document No. 20130544079.

5. Recording Data for Declaration: Declaration of Covenants, Conditions, and Restrictions for Mount Royal Village is filed under Document No. RP-019-08-1493.

Supplementary Declaration of Covenants, Conditions, and Restrictions Annexation of Mount Royal Village Section Four is filed under Document No. 20100429168.

Supplementary Declaration of Covenants, Conditions, and Restrictions Annexation of Mount Royal Village Section Five is filed under Document No. 20130064488.

Supplementary Declaration of Covenants, Conditions, and Restrictions Annexation of Mount Royal Village Section Six is filed under Document No. 20140105638.

Mount Royal Bylaws are filed under Document No. RP 020-39-0369.

RP-2021-639094

Amended Bylaws of Mount Royal Village Community Association, Inc. are filed under Document No. RP-2017276666.

Mount Royal Easement Agreement is filed under Document No. RP-2017-269323.

Mount Royal Village Section One Deed of Gift is filed under Document No. RP-026-69-0426.

Mount Royal Village Section Three Deed of Gift is filed under Document No. 20140027422.

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

The Mount Royal Village Community Association, Inc Instrument to Record Dedicatory Instruments pertaining to the below policies and guidelines is filed under Document No. 20140253206:

- Collection/Payment Plan Policy
- Flag Display Guidelines
- Shingle Criteria
- Rainwater Harvesting System Guidelines
- Document Retention Policy
- Records Production and Copying Policy
- Solar Energy Devices and Guidelines
- Regulation of Display of Religious Items

The below Mount Royal Village Community Association, Inc. Resolutions, Guidelines, and policies are filed under Document No. RP-2020-528806:

- Billing Policy and Payment Plan Guidelines
- Rules, Regulations, and Violation Enforcement Resolution
- 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
- Application of Payments Policy
- 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
- Working Capitalization Fee - \$189.00

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 29th day of October, 2021

Mount Royal Village Community Association, Inc.

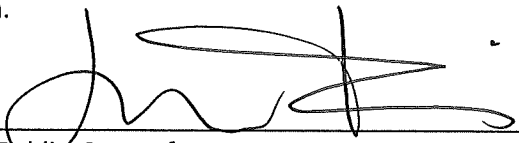
By: Shelby Welch
Shelby Welch (of Spectrum Association Management) Managing Agent

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State of Texas §

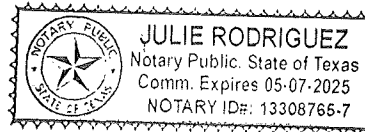
County of Bexar §

This instrument was acknowledged and signed before me on 29
October, 2021 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of Mount Royal Village 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
11/04/2021 03:38 PM
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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