

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
THE FOREST 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: Atascocita Forest
2. Subdivision Location: Harris County
3. Name of Homeowners Association: The Forest Community Association, Inc.
4. Recording Data for Association: Atascocita Forest, Section Nineteen (19), a subdivision in Harris County, Texas according to the map or plat thereof recorded in File No. W074649, Film Code No. 521191

Atascocita Forest, Section Twenty (20), a subdivision in Harris County, Texas according to the map or plat thereof recorded in File No. X837300, Film Code No. 564069

Atascocita Forest, Section Twenty-One (21), a subdivision in Harris County, Texas according to the map or plat thereof recorded in File No. Z178085, Film Code 598180

Atascocita Forest, Section Twenty-Two (22), a subdivision in Harris County, Texas according to the map or plat thereof recorded in File No. 20070427307, Film Code 613228

Atascocita Forest, Section Twenty-Three (23) Partial Replat, a subdivision in Harris County, Texas according to the map or plat thereof recorded in File No. 2008248006, Film Code 622253

Atascocita Forest, Section Twenty-Three (23) Partial Replat, a subdivision in Harris County, Texas according to the map or plat thereof recorded in File No. 20140302790, Film Code 665283

Atascocita Forest, Section Twenty-Four (24), a subdivision in Harris County, Texas according to the map or plat thereof recorded in File No. 20130290890, Film Code 654284

Atascocita Forest, Section Twenty-Five (25), a subdivision in Harris County, Texas according to the map or plat thereof recorded in File No. 20150035885, Film Code 671261

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Atascocita Forest, Section Twenty-Six (26), a subdivision in Harris County, Texas according to the map or plat thereof recorded in File No. RP-2016-98897, Film Code 677408

5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Atascocita Forest, Section Nineteen (19) is filed at the county under File No. W459114

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Atascocita Forest, Section Nineteen (19) is filed at the county on under File No. X393037

Supplemental Declaration of Covenants, Conditions and Restrictions for Atascocita Forest, Section Twenty (20) is filed at the county on under File No. Y332778

Supplemental Declaration of Covenants, Conditions and Restrictions for Atascocita Forest, Section Twenty-One (21) is filed at the county under File No. Z297523

First Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Atascocita Forest, Section Twenty-One (21) is filed at the county under File No. Z548542

Supplemental Declaration of Covenants, Conditions and Restrictions for Atascocita Forest, Section Twenty-Two (22) is filed at the county under File No. 20070494481

Supplemental Declaration of Covenants, Conditions and Restrictions for Atascocita Forest, Section Twenty-Three (23) is filed at the county under File No. 20080400429

Supplemental Declaration of Covenants, Conditions and Restrictions for Atascocita Forest, Section Twenty-Three (23) is filed at the county under File No. 20100241501

Supplemental Declaration of Covenants, Conditions and Restrictions for Atascocita Forest, Section Twenty-Four (24) is filed at the county under File No. 20130399020

Supplemental Declaration of Covenants, Conditions and Restrictions for Atascocita Forest, Section Twenty-Six (26) is filed at the county under File No. RP-2016-215475

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

Articles of Incorporation of The Forest Community Association, Inc. is filed in the Office of the Secretary of State of Texas on August 27, 2003

Bylaws of The Forest Community Association, Inc. is filed at the county under File No. Y610168

Amendment to the Bylaws of The Forest Community Association, Inc. is filed at the county under File No. RP-2018-361191

The Forest Community Association, Inc. Architectural Control Guidelines is filed at the county under File No. 20080430596

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Annexation Agreement Atascocita Forest, Section Twenty-Five (25) is filed at the county under File No. 20150143890

Annexation Agreement Atascocita Forest, Section Twenty-Six (26) is filed at the county under File No. RP-2016-215474

The below The Forest Community Association, Inc. resolutions are filed under Document No. RP-2019-418755

- Billing Policy and Payment Plan Guidelines
- Application of Payments Policy
- Conflict of Interest Policy
- E-mail Registration Policy
- Membership Voting Policy
- Uncurable Violation Enforcement Resolution
- Violation Enforcement Resolution
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Rainwater Collection Devices Guidelines

The Forest Community Association, Inc. Pool Rules are filed under Document No. RP-2020-49937

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 \$300.00

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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 25th day of October, 2021.

The Forest Community Association, Inc.

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

State of Texas §

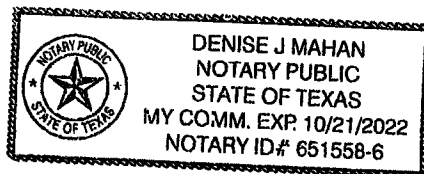
County of Bexar §

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

Management, the Managing Agent of The Forest Community Association, Inc., on behalf of said association.

Denise J Mahan
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 09:19 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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