

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
**WESTOVER PARK 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 Galveston       §

1.       Name of Subdivision: Westover Park
2.       Subdivision Location: Galveston
3.       Name of Homeowners Association: Westover Park Community Association, Inc.
4.       Recording Data for Association:

Plat Section 1 is recorded under File No. 2009015950  
Amending Plat Section 1 is recorded under File No. 2002035892  
Plat is recorded under File No. 2006022620  
Plat Section 3 is recorded under File No. 2002035893  
Plat Section 4 is recorded under File No. 2002035894  
Plat Section 5 is recorded under File No. 2004077478  
Plat Section 6A is recorded under File No. 2003005315  
Plat Section 6B is recorded under File No. 2004077477  
Plat Section 7 is recorded under File No. 2004077475  
Plat Section 8A is recorded under File No. 2004077476  
Plat Section 8B is recorded under File No. 2005078472  
Plat Section 9 is recorded under File No. 2006042528  
Plat Section 10 is recorded under File No. 2006022620  
Plat Section 11A is recorded under File No. 2008010109  
Plat Section 11B is recorded under File No. 2011009201  
Plat Section 11C is recorded under File No. 2014020475  
Plat Section 12 recorded under File No. 2007043129  
Plat Section 13A recorded under File No. 2011009770  
Plat Section 13B recorded under File No. 2012047179  
Plat Section 14A recorded under File No. 2012064917  
Plat Section 14B recorded under File No. 2014020470  
Plat Section 15 recorded under File No. 2009006384  
Plat Section 16 recorded under File No. 2012068163  
Plat Section 17A recorded under File No. 2014047401  
Plat Section 17B recorded under File No. 2014047405

5.       Recording Data for Declaration and any amendments:

DCCR's Section 1 & 2 are recorded under File No. 2002003340  
Clarification Amendment recorded under Document No. 2002046255

1<sup>st</sup> Amendment to DCCR's is recorded under File No. 2002046256  
 Bylaws are recorded under File No. 2002006183  
 First Amended and Restated Bylaws are recorded under Document No. 2010052965  
 Second Amended and Restated Bylaws are recorded under Document No. 2019023197  
 Supplemental Amendment to the DCCR's (Commercial Property) are recorded under Document No. 2007019221  
 Supplemental Amendment to the DCCR's Section 3 is recorded under Document No. 2002046254  
 Supplemental Amendment to the DCCR's Section 4 is recorded under Document No. 2002046253  
 Supplemental Amendment to the DCCR's Section 5 is recorded under Document No. 2004082488  
 Supplemental Amendment to the DCCR's Section 6A is recorded under Document No. 2003014261  
 Supplemental Amendment to the DCCR's Section 6B is recorded under Document No. 2004082489  
 Supplemental Amendment to the DCCR's Section 7 is recorded under Document No. 2004082490  
 Supplemental Amendment to the DCCR's Section 8A is recorded under Document No. 2004082501  
 Supplemental Amendment to the DCCR's Section 8B is recorded under Document No. 2005088250  
 Supplemental Amendment to the DCCR's Section 9 is recorded under Document No. 2006049080  
 Supplemental Amendment to the DCCR's Section 10 is recorded under Document No. 2006026360  
 Supplemental Amendment to the DCCR's Section 11A is recorded under Document No. 2008010548  
 Supplemental Amendment to the DCCR's Section 11B is recorded under Document No. 2011011852  
 Supplemental Amendment to the DCCR's Section 11C is recorded under Document No. 2014020753  
 Supplemental Amendment to the DCCR's Section 12 is recorded under Document No. 2006042237  
 Supplemental Amendment to the DCCR's Section 13A is recorded under Document No. 2011010755  
 Supplemental Amendment to the DCCR's Section 13B is recorded under Document No. 2012047865  
 Supplemental Amendment to the DCCR's Section 14A is recorded under Document No. 2012065290  
 Supplemental Amendment to the DCCR's Section 14B is recorded under Document No. 2014020752  
 Supplemental Amendment to the DCCR's Section 15 is recorded under Document No. 2009007764  
 Supplemental Amendment to the DCCR's Section 16 is recorded under Document No. 2012068413  
 Supplemental Amendment to the DCCR's Section 17A is recorded under Document No. 2014047518  
 Supplemental Amendment to the DCCR's Section 17B is recorded under Document No. 2014047519

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

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](http://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

**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 30<sup>th</sup> day of September, 2024.

Westover Park Community Association, Inc.

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

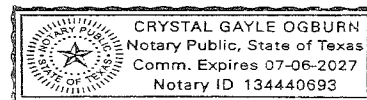
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on this 30 day of September, 2024 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent of Westover Park Community Association, Inc., on behalf of said association.

[Signature]  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



## FILED AND RECORDED

Instrument Number: 2024044386

Recording Fee: 33.00

Number Of Pages: 4

Filing and Recording Date: 10/01/2024 10:01AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a large, sweeping "S" at the end.

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*