

Jama Richard Laura Richard, County Clerk Fort Bend County Texas 2

Pages:

Fee: \$19.00

PROPERTY OWNERS ASSOCIATION 1St AMENDED MANAGEMENT CERTIFICATE FOR WILLIAMS RANCH 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

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County of Fort Bend

- 1. Name of Subdivision: Williams Ranch
- 2. Subdivision Location: Fort Bend
- Name of Homeowners Association: Williams Ranch Homeowners Association, Inc. 3.
- 4. Recording Data for Association:

Plat can be found under Exhibit A of Document No. 2015124543

Recording Data for Declaration and any amendments: 5.

> DCCR's are recorded under Document No. 2015124543 Certificate of filing recorded under File No. 802323139

- Other information the Association considered appropriate for the governing, administration or operation 6. 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

- 8. Fee(s) related to Property Transfer:
 - Administrative Transfer Fee \$200.00
 - Resale Package = \$375.00
 - o Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - o 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

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- Statement of Account only = \$120.00
 - o 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 = Annual Assessment Amount = \$798.60

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
Williams Ranch Homeowners Association, Inc.
By: Shelby Welch (of Spectrum Association Management), Managing Agent
State of Texas §
County of Bexar §
This instrument was acknowledged and signed before me on $\frac{28^{\frac{1}{12}}}{28^{\frac{1}{12}}}$
te mary 2025 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of Williams Ranch Homeowners 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

MICHAEL VINCENT BACA Notary Public, State of Texas Comm. Expires 05-02-2028 Notary ID 134881644