

PROPERTY OWNERS' ASSOCIATION 6<sup>TH</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**KINGS LAKE FOREST 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: Kings Lake Forest
2. Subdivision Location: Houston, TX
3. Name of Homeowners Association: Kings Lake Forest Homeowners Association, Inc.
4. Recording Data for Association: Plats filed at Harris County under Volume 247, pg.34 and Replat Volume 279, page 64
5. Recording Data for Declaration: The Declaration is filed at the county under 51464 of 790480
6. Bylaws: Bylaws adopted 9/6/1978 and Amendment to the Bylaws signed 9/10/1984 are attached to this Certificate.

Articles of Incorporation were filed with the Secretary of State of Texas on 7/19/1978 are filed under Document No. 20140459339.

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

The below Policies and Guidelines are filed under Document No. 20140459339

- Document Retention Policy
- Guidelines for Display of Certain Religious Items
- Guidelines for Display of Flags
- Guidelines for Rainwater Recovery Systems
- Guidelines for Roofing Materials
- Guidelines for Solar Energy Devices
- Payment Plan Policy
- Record Production and Copying Policy

The below Policies and Guidelines are filed under Document No. 20140537666

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- Collection Policy
- Violation Policy
- Record Retention Policy
- Records Inspection Policy
- Payment Plan Policy
- Email Registration Policy
- Membership Voting Policy
- Guidelines for Drought Resistant Landscaping and Natural Turf
- Conflict of Interest Policy
- Rainwater Collection Guidelines
- Application of Payments Policy

The below Policies and Guidelines are filed under Document No. 20160000260:

- Electronic and Telephonic Action Policy
- Payment Plan Policy
- Standby Electric Generators Guidelines

Kings Lake Forest Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. RP-2018-343485

Kings Lake Forest Homeowners Association, Inc. Pool Rules are filed under Document No. RP-2019-136045

8. 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)

9. 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

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 27 day of October, 2021.

Kings Lake Forest Homeowners Association, Inc.

By: [Signature]  
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

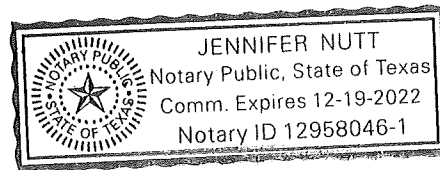
County of Bexar §

This instrument was acknowledged and signed before me on 27  
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Kings Lake Forest Homeowners 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



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# Pages 4  
11/03/2021 10:28 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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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