

PROPERTY OWNERS' ASSOCIATION 10TH AMENDED MANAGEMENT CERTIFICATE FOR
STABLEWOOD FARMS 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: Stablewood Farms Section One
2. Name of Homeowners Association: Stablewood Farms Community Association, Inc.
3. Location of Subdivision: Cypress, Texas
Hwy 290 and Huffmeister
4. Recording Data for the Subdivision: Section One through Five plats filed under Film Codes No. 525026, 525033, 0543090, 0543097, 057834, 604150, 614102, 618034, 632138
5. Recording Data for Association Declaration:

Declaration of Covenants, Conditions and Restrictions filed 12/31/2002, Doc. # 100059711 at Harris Co.

Amendments filed at Harris Co. under Doc#s: W678624, X429832, 20060060937, 20070050252 20080533954 and W412779, 20090115535.

Supplemental Amendment to the Declaration for Stablewood Farms, Section One filed At Harris Co, Doc# 20070051400.

Supplemental Amendment to the Declaration, for Stablewood Farms North, Section Two filed at Harris Co, Doc # 20070654090 on 10/31/2007.

Supplemental Amendment to the Declaration for Stablewood Farms North, Section Three filed at Harris Co, Doc# 20080075492 on 2/14/2008. Supplemental Amendment to the Declaration for Stablewood Farms Section Four, filed at Harris Co. Doc#20090525511 on 11/18/2009.

Supplemental Amendment to the Declaration for Stablewood Farms, Section Five filed at Harris Co, Doc# 300599271on 4/6/2005.

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Annexation Documents filed at Harris Co under File #s W648983, X193218, X193217, Y374105 and 2070051400, 20070654090, Y344530, 578034

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

Articles of Incorporation and Bylaws: Filed under Doc# 20070629122 filed 10/18/2007.

Resolutions/Policies: all filed under 20110539046

Administrative Resolution No. 2007001
Collection Policy/Procedures signed 5/7/2007

Administrative Resolution No. 2007002
Violation Policy/Procedure signed 5/7/2007

Administrative Resolution No. 2011001
Appointment of Board Members Serving on
Behalf of Declarant signed 3/11/2011 is

Resolutions/Policies: all filed under 20110539046

Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Violation Policy
Collection Policy
Architectural Guidelines
Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines: All policies are filed under Document Number 20140028197:

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
Guidelines for Flag Display
Religious Items Display Guidelines
Solar Energy Device Guidelines
Roofing Material Guidelines
Rainwater Collection Guidelines

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Application of Payments Policy
Guidelines for Land Use of Adjacent Lots

Amendment to the Bylaws of Stablewood Farms Community Association, Inc. dated 6/19/2017 are filed under document number RP-2017-293261.

Stablewood Farms Community Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. RP-2017-475369

Stablewood Farms Community Association, Inc. Pool Rules are filed under Document No. RP-2019-170381.

Stablewood Farms Community Association, Inc. Revised Violation Policy is filed under Document No. RP-2019-530920

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

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.

Stablewood Farms Community Association, Inc.

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

State of Texas §

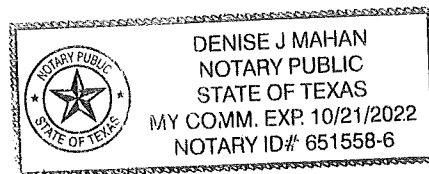
County of Bexar §

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

Management, the Managing Agent of Stablewood Farms 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
10/28/2021 10:08 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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