

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
DEERBROOK ESTATES 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: Deerbrook Estates
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Deerbrook Estates Community Association, Inc.
4. Recording Data for Association & Declaration: See below

Section 1	8/2/2005	X974880-300496191	10/13/2004	X988320-300500638	568198
Section 2	8/2/2005	X974880-300496191	2/9/2006	Z081045-300775109	597030
Section 3	8/2/2005	X974880-300496191	2/9/2006	Z082047-300775111	597033
Section 4	8/2/2005	X974880-300496191	4/4/2007	20070200328	610154
Section 5	8/2/2005	X974880-300496191	3/28/2007	20070185196	610094
Section 6	8/2/2005	X974880-300496191	4/4/2007	20070201367	610165

The Certificate of Incorporation of the Association was filed with the State of Texas on 12/31/2004 under file number 800434670

Bylaws to the Association are filed under Document No. Y287318

First Amendment to the Bylaws of the Association were filed under Document No. 20070172580

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

The following resolutions, guidelines and policies are filed under Document No. RP-2018-258390:

Billing Policy and Payment Plan Guidelines
Conflict of Interest Policy
Drought-Resistant Landscaping and Natural Turf Guidelines
Standby Electric Generators Guidelines

RP-2021-611709

Electronic and Telephonic Action Policy
Flag Display Guidelines
Rainwater Collection Devices Guidelines
Records Retention Policy
Religious Item Display Guidelines
Roofing Material Guidelines
Solar Energy Device Guidelines
Uncurable Violation Enforcement Resolution
Violation Enforcement Resolution
Membership Voting Policy
Application of Payments Policy
Records Inspection Policy
E-mail Registration Policy

Deerbrook Estates Community Association, Inc. Number of Directors Resolution and Compliance with Texas Property Code Section 202.006 is filed under Document No. RP-2018-274877.

Deerbrook Estates Community Association, Inc. Rules and Regulations and Fine Policy are filed under Document No. RP-2021-373522

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 20 day of October, 2021.

Deerbrook Estates Community Association, Inc.

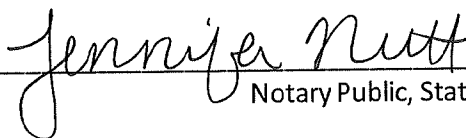
By: 
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

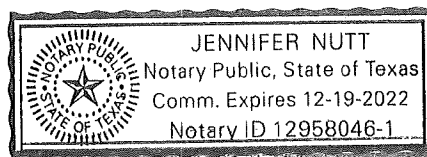
County of Bexar §

This instrument was acknowledged and signed before me on 20
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Deerbrook Estates Community 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



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Pages 4
10/22/2021 01:39 PM
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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