

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
RUSTLING PINES CIVIC ASSOCIATION

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: Rustling Pines
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Rustling Pines Civic Association
4. Recording Data for Association: All of Rustling Pines, Section One (1) as shown by the map thereof records in Volume 73, at Page 1 of the Map Records of Harris County, Texas, and all of Rustling Pines, Section Two (2) as shown by the Map thereof recorded in Volume 76, at Page 21 of the Map Records of Harris County, Texas
5. Recording Data for Declaration: Original Restrictions filed in Harris County under County Clerk's File No. B298696. Declaration of Restated and Amended Restrictions for Rustling Pines filed under document number 20080018767 in Harris County Records.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Bylaws, Articles of Incorporation and Articles of Amendment to the Articles of Incorporation of Rustling Pines Maintenance Association are filed under Document Number RP-2016-338706.

- Boat Storage Resolutions filed under Document No. 20080023046 in Harris County Records
- Guidelines Regarding Dish-Type Devices & Antennas Resolution filed under Document No. 20080023043 in Harris County Records.
- Temporary School Spirit Signs Resolution filed under Document No. 20080023044.

The following Resolutions dated 10/17/2016 are filed under RP-2017-18944:

- Uncurable Violation Enforcement Resolution
- Solar Energy Device Guidelines
- Standby Electric Generators Guidelines

RP-2021-639154

- Payment Plan Policy
- Electronic and Telephonic Action Policy
- Conflict of Interest Policy
- Application of Payments Policy
- Violation Schedule
- Violation Enforcement Resolution
- Assessment Collection Policy
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Flag Display Guidelines
- Rainwater Collection Devices Guidelines
- Roofing Material Guidelines
- Solar Energy Device Guidelines
- Religious Item Display Guidelines
- E-mail Registration Policy
- Membership Voting Policy
- Payment Plan Policy
- Records Inspection Policy
- Records Retention Policy
- Assessment Collection Schedule

The Billing Policy and Payment Plan Guidelines for Rustling Pines Maintenance Association is filed under Document No. RP-2018-125373

Supplemental Notice of Dedicatory Instruments for Rustling Pines Civic Association is filed under Document No. RP-2019-463307

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 29th day of October, 2021

Rustling Pines Civic Association

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

State of Texas §

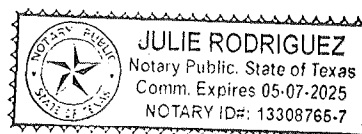
County of Bexar §

This instrument was acknowledged and signed before me on 29
October, 2021 by Shelby Welch, representative of Spectrum

Association Management, the Managing Agent of Rustling Pines Civic Association, 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
11/04/2021 03:48 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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