

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
BRENWOOD PARK CIVIC IMPROVEMENT 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: Brenwood Park CIA
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Brenwood Park Civic Improvement Association, Inc.
4. Recording Data for Association: Section One Plats are recorded in Volume 324, Page 28. Section Two Plats are recorded in Volume 324, Page 29. Section Three Plats are recorded in Volume 326, Page 15. Section Five Plats are recorded in film code 466006. Section Six Plats are recorded in film code 490010.
5. Recording Data for Declaration and any amendments: Section One DCC&Rs are recorded in Doc No. 00258995, Section Two DCC&Rs are recorded in Doc No. 00258993, Section Three DCC&Rs are recorded in Doc No. 00258994 and then re-filed under File No. J686104, Section Five DCC&Rs are recorded in File No. U835597, Annexation Agreement Annexing Brenwood, Section Five is in File No. U835596, Section Six DCC&Rs are recorded in File No. V444681.

Certificate of Amendment to the Certificate of Formation and Certificate of Secretary regarding Amendment to the Bylaws are located under Doc No. 20120591342

Supplemental Notice of Dedicatory Instruments are filed under Doc No. 20140045337
Supplemental Notice of Dedicatory Instruments are filed under Doc No. RP-2016-58827

Amended and Restated Bylaws are filed under Doc No. RP-2019-500758

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

Notice of Dedicatory Instruments filed under Doc No. 20120591342
Certificate of Corporate Resolutions of Board pertaining to Guidelines regarding Antennas and Satellite Dishes are filed under Doc No. S343085

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Affidavit in Compliance with Section 202.006 of Title 11 of the Texas Property Code is filed under Doc No. U150994

Records Retention Policy is filed under Doc No. 20110527746

Records Production Policy is filed under Doc No. 20110527747

Payment Plan Policy is filed under Doc No. 20110527748

Assessment Collection Policy is filed under Doc No. 20150512301

Standby Electric Generator Policy is filed under Doc No. RP-2016-180293

Additional Dedicatory Instruments including the Guidelines for Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, Religious Items, Drought-Resistant Landscaping and Water-Conserving Natural Turf Policies are filed under Doc No. RP-2018-251607

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

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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 22 day of November, 2021.

Brenwood Park Civic Improvement Association, Inc.

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

State of Texas §

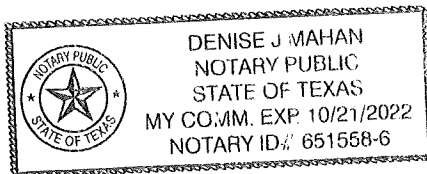
County of Bexar §

This instrument was acknowledged and signed before me on 22nd
November, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Brenwood Park Civic Improvement 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
11/23/2021 08:27 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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