

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR
BLUE CREEK (HOUSTON) 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: Blue Creek
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Blue Creek (Houston) Homeowners' Association, Inc.
4. Recording Data for Association: Plat Map for Blue Creek Section 1 is filed under File Number V705594, Film Code No. 510028 in Harris County.

Plat Map for Blue Creek Section 2 is filed under File Number W107476, Film Code No. 522069 in Harris County.

Plat Map for Blue Creek Section 3 is filed under File Number W0440790, Film Code No. 530052 in Harris County.

Plat Map for Blue Creek Section 4 is filed under File Number W841500, Film Code No. 537160 in Harris County.

Plat Map for Blue Creek Section 5 is filed under File Number W0966795, Film Code No. 540192 in Harris County.

Plat Map for Blue Creek Section 6 is filed under File Number W0966801, Film Code No. 540196 in Harris County.

5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restriction are filed under Instrument No. V921480.

Third Supplement to Declaration of Covenants, Conditions and Restrictions are filed under Document No. 200302465.

Amended By-Laws of Blue Creek (Houston) Homeowners' Association, Inc. are filed under Document No. 20070481248.

RP-2021-621218

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

Blue Creek (Houston) Homeowners' Association Inc. Architectural Control Guidelines are filed under Document No. RP 001-58-0882.

Blue Creek (Houston) Homeowners' Association Inc. Fining Policy is filed under Document No. RP-2020-569507

The below Blue Creek (Houston) Homeowners' Association, Inc. Policies, Guidelines, and Resolutions are filed under Document No. RP-2021-102522

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

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

Blue Creek (Houston) Homeowners' Association, Inc.

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

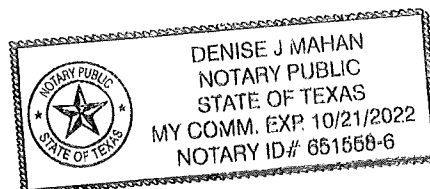
State of Texas §

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 La Frontera Homeowners' 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 4
10/28/2021 09:03 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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