RP-2025-36761
02/03/2025 ER $29.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR

MEMORIAL HEIGHTS 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: Memorial Heights

2. Subdivision Location: Harris

3. Name of Homeowners Association: Memorial Heights Homeowners Association, Inc.

4. Recording Data for Association:

   Section 9 recorded under File No. V28089
   Section 9 Amending Plat is recorded under File No. V955071
   Section 9 Partial Replat No. 1 recorded under File No. W409126
   Section 9 Partial Replat No. 2 recorded under File No. W409144

5. Recording Data for Declaration and any amendments:

   DCCR's Section 9 recorded under File No. V417395
   Bylaws recorded under File No. V545919

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

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

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- Update for Resale Package:
  - 1-14 days = $15.00 / 15-180 days = $50.00

- Statement of Account (for Builder sells only) = $120.00
  - Rush for Statement of Account (for Builder sells only):
    - 1 business day = $110.00 / 3 business day = $85.00
  - Update for Statement of Account (for Builder sells 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 30th **day of** January **, 2025.**

Memorial Heights Homeowners Association, Inc.

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

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on this 30th day of _____, 2025 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent of Memorial Heights Homeowners Association, Inc., on behalf of said association.

_____
Notary Public, State of Texas

DENISE J. MAHAN
Notary Public, State of Texas
Comm. Expires 10-21-2026
Notary ID 6515686

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

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02/03/2025 11:24 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $29.00

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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.

COUNTY CLERK
HARRIS COUNTY, TEXAS