

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
WALDEN ON LAKE HOUSTON COMMUNITY SERVICES 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: Walden on Lake Houston
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Walden on Lake Houston Community Services Association, Inc.
4. Recording Data for Association: Walden on Lake Houston, Phase I, Golfers Village — a subdivision in Harris County, Texas, according to the plat recorded in Volume 315, Page 95, of the Map Records of Harris County, Texas.

Walden on Lake Houston, Phase II, Olympic Village — a subdivision in Harris County, Texas, according to the plat recorded in Volume 308, Page 83, of the Map Records of Harris County, Texas.

Walden on Lake Houston, Phase III, Sportsman's Village - a subdivision in Harris County, Texas, according to the plat recorded in Volume 315, Page 82, of the Map Records of Harris County, Texas.

Walden on Lake Houston, Phase IV, Marathon Village — a subdivision in Harris County, Texas, according to the plat recorded under Film Code No. 356137 of the Map Records of Harris County, Texas.

Walden on Lake Houston, Phase V, Champions Village - a subdivision in Harris County, Texas, according to the plat recorded in Volume 324, Page 72, of the Map Records of Harris County, Texas.

Walden on Lake Houston, Phase VI, Trophy Village - a subdivision in Harris County, Texas, according to the plat recorded under Film Code No. 357061 of the Map Records of Harris County, Texas.

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Walden on Lake Houston, Phase VII, Sprinters Village - a subdivision in Harris County, Texas, according to the plat recorded in Volume 335, Page 54, of the Map Records of Harris County, Texas.

Walden on Lake Houston, Waterhaven — a subdivision in Harris County, Texas, according to the plat being a 22.59 acre tract of land situated in the David Harris Survey, Abstract Number 26, partially in the City of Houston, Harris County, Texas and being all of a called 22.593 acre tract of land described in an instrument filed for record under Harris County Clerk's file Number U134939.

5. Recording Data for Declaration: Declaration of Covenants, Conditions, and Restrictions for Walden on Lake Houston ("Master Declaration"), filed June 10, 1982, under Clerk's File Number H484912, pages 016-98-0450 et seq., in the office of the County Clerk, Harris County, Texas.

First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Walden on Lake Houston, filed December 7, 1993, under Clerk's File Number P590365, pages 194-58-2778 et seq., in the office of the County Clerk, Harris County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Walden on Lake Houston, Phase II, Olympic Village — filed June 10, 1982, under Clerk's File Number H484913, pages 016-98-0495 et seq., in the office of the County Clerk, Harris County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Walden on Lake Houston, Phase III, Sportsman's Village - filed April 15, 1983, under Clerk's File Number H900991, pages 043-91-1342 et seq., in the office of the County Clerk, Harris County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Walden on Lake Houston, Phase I, Golfers Village - filed April 15, 1983, under Clerk's File Number 00312534, H900990., in the office of the County Clerk, Harris County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Walden on Lake Houston, Phase IV, Marathon Village — filed August 27, 1993, under Clerk's File Number P416923, pages 168-52-0490 et seq., in the office of the County Clerk, Harris County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Walden on Lake Houston, Phase V, Champions Village - filed May 16, 1984, under Clerk's File Number J507200, is pages 082-85-2327 et seq., in the office of the County Clerk, Harris County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Walden on Lake Houston, Phase VI, Trophy Village - filed November 16, 1993, under Clerk's File Number P561217, pages 175-46-3798 et seq., in the office of the County Clerk, Harris County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Walden on Lake Houston, Phase VII, Sprinters Village - filed June 3, 1986, under Clerk's File Number K563831, pages 048-64-2563 et seq., in the office of the County Clerk, Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for Walden on Lake Houston, Waterhaven — filed March 6, 2008 under the Clerk's File Number 20080111499 and

20080438202, pages ER-006-34-0068 et seq., in the office of the County Clerk, Harris County, Texas.

Special Warranty Deed filed under Document No. Y211014

Affidavit for the filing of Dedicatory Instruments are filed under Document No. U153828

30-Foot Access Easement (Waterhaven) is filed under Document No. 20100460077

Notice of Dedicatory Instruments for Walden on Lake Houston Community Services Association, Inc. is filed under Document No. 20110540635

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

Articles of Incorporation of Walden on Lake Houston Community Services Association, Inc. were filed on July 13, 1982 in the county of Harris, Texas.

Bylaws of Walden on Lake Houston Community Services Association, Inc. is filed under Document No. RP 080-36-0993

First Amendment to Bylaws of Walden on Lake Houston Community Services Association, Inc. is filed under Document No. ER 054-60-1940

First Supplemental Notice of Dedicatory Instruments for Walden on Lake Houston Community Services Association, Inc. is filed under Document No. 20130152441

Second Supplemental Notice of Dedicatory Instruments for Walden on Lake Houston Community Services Association, Inc. is filed under Document No. 20140092513

Certificate of Resolution of the Board of Directors relating to Recovery of Cost and Postage for Deed Restriction Violation Notices is filed under Document No. 20140494319

Third Supplemental Notice of Dedicatory Instruments for Walden on Lake Houston Community Services Association, Inc. is filed under Document No. RP-2016-180030

Walden on Lake Houston Community Services Association, Inc. Guidelines relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags and Religious Items are filed under Document No. RP 080-36-1017

The below Walden on Lake Houston Community Services Association, Inc. resolutions are filed under Document No. RP-2019-174370:

- Billing Policy and Payment Plan Guidelines
- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy

- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution and Schedule
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution

The below Walden on Lake Houston Community Services Association, Inc. resolutions are filed under Document No. RP-2019-380380

- Rules, Regulations, and Violation Enforcement Resolution
- Uncurable Violation Enforcement Resolution
- Fence Policy, Circular Drive Policy, and Shed Policy

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
- Capitalization Fee - \$1025.00 (Waterhaven Only)

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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.

Walden on Lake Houston Community Services Association, Inc.

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

State of Texas §

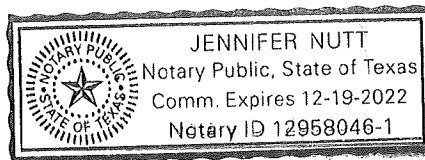
County of Bexar §

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

Management, the Managing Agent of Walden on Lake Houston Community Services 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 6
10/25/2021 08:17 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

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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