

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE 2nd AMENDMENT
FOR THE VILLAGE AT HIGH MEADOW COMMUNITY 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 (a-1) (effective September 1, 2013) "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 Montgomery §

1. Name of Subdivision: The Village at High Meadow
2. Subdivision Location: Magnolia, Texas
3. Name of Homeowners Association: The Village At High Meadow Community Association, Inc.
4. Recording Data for Association: Plats are filed at the county under :
Cabinet V, Sheet 1; Cabinet X Sheets 166 & 167;
Cabinet Z Sheets 151, 152; 417-418; 646 & 647;
926&927;
Co. Clerk File # 2000-067428, 2000-37839, 2000-65119
of R.P.R.M.C.
5. Recording Data for Declaration: Declarations filed under:
2004-004140 Section One
2004-058237 Section Two
2005-017997 Section 3
2006-006126 Section 4
2006-079175 Section 5
2007-024311 Section 5A
2007-110690 Section 6
2008-072251 Section 6A
2008-072251

Dedicatory Instruments filed under 2012081583; Amendment to Covenants, Conditions and Restrictions filed 8/24/2012 for Sections 1,2,3,4,5,6,5A,5B, 6, 6A,

Articles of Incorporation were filed with the State of Texas on 2/9/2004.

6. Signed and Filed Resolutions are attached to this Certificate:
Guidelines for Display of Flags
Guidelines for Rainwater Recovery
Guidelines for Display of Certain Religious Items
Guidelines for Roofing Materials
Guidelines for Solar Energy Devices

Recreation Center Use Rules, Membership Agreement, Reservation Agreement is attached to this Certificate and filed under Doc# 2010091136 on 10/12/2010

Resolutions signed 7/22/2014 are filed with this Certificate:
Application of Payments Policy
Violation Enforcement Resolution and Violation Schedule

7. Mailing Address and Contact Information for the Association and the Managing Agent:
Spectrum Association Management, LP
16690 Park Row
Houston, TX 77084
281-343-9178 Fax: 281-752-5482
contact@spectrumam.com
8. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners association:

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of 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 5 day of August, 2014

The Village at High Meadow Community Association, Inc.

By: Kathleen S. Able
Kathleen S. Able (of Spectrum Association Management) Managing Agent

State of Texas §

County of Montgomery §

This Instrument was acknowledged and signed before me on 5, August, 2014 by
Kathleen S. Able, representative of Spectrum Association Management, LP, the Managing Agent for

The Village at High Meadow Community Association, Inc. on behalf of said Association.

After Recording Return To:
Spectrum Association Management, LP
Attn: K Able
17319 San Pedro, #318
San Antonio, TX 78232

Samantha Thomas

Notary Public, State of Texas



A black and white micrograph showing a single, roughly spherical cell with a granular internal texture and a slightly irregular outer boundary. This is identified as a normal ovum.

www.ck12.org



Authorized Board Member Signature: Thomas H. Calle Date: 7/22/14
PRESIDENT

**Violation Enforcement Resolution for
The Village at High Meadow Community Association, Inc.**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

Pursuant to the Declaration of Protective Covenants of The Village at High Meadow Community Association, Inc. (referred to as "Association"), the Association, a Texas non-profit corporation, consents to the adoption of the following resolution:

RE: Violation Enforcement Policy

WHEREAS:

1. The Board of Directors is empowered to enforce the covenants, conditions and restrictions of the Covenants, Bylaws and any rules and regulations of the Association.
2. It is the Board's duty to use its best efforts to assure that said enforcement occurs

BE RESOLVED THAT:

1. The Board of Directors hereby adopts this Violation Enforcement Policy to establish equitable policies for the Association in compliance with the Chapter 209 of the Texas Property Code, titled the "Texas Residential Property Owners Protection Act," as it may be amended (the "Act"). To the extent any provision within this policy is in conflict the Act or any other applicable law, such provision shall be modified to comply with the applicable law.
2. All rules of the Association shall be enforced
3. The Violation Schedule (attached) shall be the Association's policy of enforcement.

EFFECTIVE: 7/1/2014

Thomas H. Cole
PRESIDENT
Authorized Board Member

7/22/14
Date

Violation Schedule for the The Village at High Meadow Community Association, Inc.

<u>Violation Procedure</u>	<u>Status</u>	<u>Action Required</u>
1 st Notice: Courtesy Notice (regular mail)	1 st Report/Sighting	10 days to correct
Subsequent Notices for Continued Violation	Non-compliance & No application for extension	30 days to correct
Final Notice: Final notice per Section 209.006 of the Texas Property Code (sent via certified mail)	Non-compliance & No application for extension	30 days to correct/If not corrected then sent to the Association's attorney.
The Board of Directors may authorize the account to be forwarded to the attorney.	Non-compliance & No application for extension	Attorney will work with owner to correct the violation.

General Policy

If a homeowner contacts management with the intent to correct a violation and asks for an extension, management shall grant such extension if it deems the extension reasonable. If the homeowner does not cure the violation after the extension period the homeowner shall immediately be referred to the Association's attorney.

Attorney Procedure

It is the option of the Board to decide when and if an account goes to the attorney. The decision to escalate an account to the attorney may be based on violation severity, prior violation history or other factors that may influence the Board of Director's decision. Once an account is turned over to the attorney's office the attorney will send the homeowner a letter of representation and a demand for compliance with the Association's governing documents. If the homeowner does not respond the attorney shall pursue all available action to cure the violation through the court/legal system. If allowable by law and the Association's Declaration of Covenants, all attorneys' fees/court costs shall be the homeowner's responsibility and shall be charged to the homeowners account and the money due shall be subject to the collection policy. If the amount due is not paid the attorney shall file a notice of lien.

Other: This policy may be amended and/or adjusted by the Board of Directors from time to time without notice. Homeowners are advised that they should contact the management company to request the most recent version of this policy if they have a question and/or need assistance in making payment arrangements.

FILED FOR RECORD

08/08/2014 3:59PM

Mark Turnbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

08/08/2014



Mark Turnbull

County Clerk
Montgomery County, Texas