

**PROPERTY OWNERS ASSOCIATION 4TH AMENDED MANAGEMENT CERTIFICATE FOR
FALL CREEK 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) (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 Harris §

1. Name of Subdivision: Fall Creek
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Fall Creek Homeowners Association, Inc.
4. Recording Data for Association: See Below
5. Recording Data for Declaration:

| Declaration & Name of Subdivision | Recording Data for Declaration | Recording Data for Subdivision |
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| DCCR's Fall Creek Single Family Residential areas (Fall Creek, sections One, Two & Three | V338181 | Clerk's File Nos. V259123; V259125 & V259127, Map Records Harris County, TX as stated in DCCR |
| Supplemental DCCRs for Fall Creek Section One | V355493 | Clerk's File No. V259123, Map Records Harris County, TX; and as stated in said Declaration |
| Supplemental DCCRs for Fall Creek Section Two | V355494 | Clerk's File No V259125, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental DCCRs for Fall Creek Section Three | V355495 | Clerk's File No. V259127, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Residential Areas) Fall Creek, Section Four | V989030 | As stated in said Declaration |
| Supplemental DCCRS for Fall Creek, Section Four (4) – Serrano Creek Neighborhood | V989031 | Film Code No. 518152, Map Records, Harris County, TX; and as stated in said Supplemental Declaration |
| Supplemental DCCRs for Fall Creek Section Five (5) | W283959 | Film Code No. 524240, Map Records, Harris County, TX; and as stated in said Supplemental Declaration |
| Amendment to Supplemental DCCRs for Fall Creek, Section Five (5) | W478521 | Film Code No. 524240, Map Records, Harris County, TX; and as stated in said Supplemental Declaration |
| Supplemental DCCRs for Fall Creek Section Seven (7) | W283960 | Film Code No. 519254, Map Records, Harris County, TX; and as stated in said Supplemental Declaration |
| Amendment to the DCCR's for Fall Creek Single Family residential Areas | W339239 | As stated in said Amendment |

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| (Fall Creek, Sections One, Two, Three, Four, Five and Seven | | |
| Declaration of Annexation (Fall Creek Single Residential Areas) Fall Creek, Section Four (4) | W800157 | Film Code No. 518152, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Single Residential Areas) Fall Creek, Section Five (5) | W800159 | Film Code No. 524240, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Single Residential Areas) Fall Creek, Section Seven (7) | W800160 | Film Code No. 519254, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Single Residential Areas) Fall Creek, Section Six (6) | W862499 | Film Code No. 532208, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental Declaration of DCCR's for Fall Creek Section Six (6) | W862500 | Film Code No. 532208, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Single Residential Areas) Fall Creek, Section Eight (8) – Serrano Creek Neighborhood | X250275 | Film Code No. 536161, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental DCCR's for Fall Creek, section Eight (8) – Serrano Creek Neighborhood | X250278 | Film Code No. 536161, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Single Residential Areas) Fall Creek, Section Nine (9) | X250279 | Film Code No. 536165, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Single Residential Areas) Fall Creek, Section Ten (10) | X250277 | Film Code No. 541135, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental DCCR's for Fall Creek, Section Ten (10) | X250280 | Film Code No. 541135, Map Records, Harris County, TX; and as stated in said Declaration |
| Second Amendment to the DCCR's for Fall Creek Single Family Residential Areas (Fall Creek, Sections One, Two, Three, Four, Five and Seven | X374475 | As stated in said Amendment |
| Declaration of Annexation (Fall Creek Single Residential Areas) Fall Creek, Section Nineteen (19) | Y675605 | Film Code No. 586105, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Single Residential Areas) Fall Creek, Section Fifteen (15) | Y700589 | Film Code No. 575029, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental Declaration of DCCR's for Fall Creek Section Fifteen (15) | Y700591 | Film Code No. 575029, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Single Residential Areas) Fall Creek, Sec. 15 Partial Replat No 1 | Y963065 | Film Code No. 586109, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Single Residential Areas) Fall Creek, Section Seventeen (17) | Y963067 | Film Code No. 594139, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental DCCR's for Fall Creek, Seventeen (17) | Y963068 | Film Code No. 594139, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Single Residential Areas) Fall Creek, Sec. 19 Replat No 1 | Y963069 | Film Code No. 586105, Map Records, Harris County, TX; and as stated in said Declaration |

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| Declaration of Annexation (Fall Creek Homeowners Association) Fall Creek, Section Twenty-Four (24) | 20060227523 | Film Code No. 605125, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental DCCR's for Fall Creek, Twenty-Four (24) | 20060227524 | Film Code No. 605125, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Single Family Residential Areas) Fall Creek, Sec. 22 | 20060280468 | Film Code No. 607183, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental DCCR's for Fall Creek, Section Twenty-Two (22) | 20060280469 | Film Code No. 607183, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Homeowners Association) Fall Creek, Section Thirty-One (31) | 20060280471 | Film Code No. 607185, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental DCCR's for Fall Creek, Section Thirty-One (31) | 20060280474 | Film Code No. 607185, Map Records, Harris County, TX; and as stated in said Declaration |
| Third Amendment to the DCCR's for Fall Creek Single Family Residential Areas | 20070113734 | As stated in said Third Amendment |
| Declaration of Annexation (Fall Creek Residential Areas) Fall Creek, Section 18 | 20070321185 | Film Code No. 610048, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental DCCR's for Fall Creek, Section 18 | 20070321186 | Film Code No. 610048, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Residential Areas) Fall Creek, Section 28 | 20070321187 | Film Code No. 610050, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental DCCR's for Fall Creek, Section 28 | 20070321188 | Film Code No. 610050, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Residential Areas) Fall Creek, Section 34 | 20070744913 | Film Code No. 611004, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental DCCR's for Fall Creek, Section 34 | 20070744914 | Film Code No. 611004, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Residential Areas) Fall Creek, Section 26 | 20080191093 | Film Code No. 621150, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental DCCR's for Fall Creek, Section 26 | 20080191096 | Film Code No. 621150, Map Records, Harris County, TX; and as stated in said Declaration |
| Correction Supplemental DCCR's for Fall Creek, Section 26 | 20080213685 | Film Code No. 621150, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Residential Areas) Fall Creek, Section 20 | 20080465968 | Film Code No. 621148, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental DCCR's for Fall Creek, Section 20 | 20080465969 | Film Code No. 621148, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Residential Areas) Fall Creek, Section 36 | 20080567180 | Film Code No. 626178, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental DCCR's for Fall Creek, Section 36 | 20080567181 | Film Code No. 626178, Map Records, Harris County, TX; and as stated in said Declaration |
| Correction Supplemental DCCR's for Fall Creek, Section 36 | 20090216984 | Film Code No. 626178, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Lot 2 of Block 2 of Proposed Fall Creek, Section 41) | 20090028694 | As stated in said Declaration |

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| Declaration of Annexation (Fall Creek Residential Areas) Fall Creek, Section 41 | 20090216697 | Film Code No. 629129, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental DCCR's for Fall Creek, Section 41 | 20090216698 | Film Code No. 629129, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Single Residential Areas) Fall Creek, Section Twenty-Five (25) | Y159936 | Film Code No. 573114, Map Records, Harris County, TX; and as stated in said Declaration |
| Supplemental DCCR's for Fall Creek, Section Twenty-Five (25) | Y159937 | Film Code No. 573114, Map Records, Harris County, TX; and as stated in said Declaration |
| Declaration of Annexation (Fall Creek Single Residential Areas) Fall Creek, Section 35 | 20090097384 | Film Code No. 623268, Map Records, Harris County, TX; and as stated in said Declaration |

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

Billing Policy and Payment Plan Guidelines dated 1/10/2017 are filed under Document Number RP-2017-46054 (Attached to 1st Amended Management Certificate)

Articles of Incorporation are filed under Document Number RP-2016-137384 (Attached to original Management Certificate)

First Amendment to Flag Display Policy and Policy Regarding Trash Receptacles dated 2/14/2017 are filed under RP-2017-67753 (Attached to 2nd Amended Management Certificate)

Violation Enforcement Resolution for the Fall Creek Homeowners' Association, Inc. dated 5/8/2018 is filed under Document No. RP-2018-271640 (Attached to the second 2nd Amended Management Certificate)

Fall Creek Homeowners Association, Inc. Pool Rules and Guidelines is filed under Document No. RP-2019-73747

Fall Creek Homeowners Association, Inc. Social Media Policy are filed with and attached to this Certificate.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
16690 Park Row
Houston, TX 77084
contact@spectrumam.com
281-343-9178 Fax: 281-752-5482

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.

RP-2019-408127

Signed this 13th day of September, 2019

Fall Creek Homeowners Association, Inc

By: *Ann Hamidou*
Ann Hamidou (of Spectrum Association Management) Managing Agent

State of Texas §

County of Bexar §

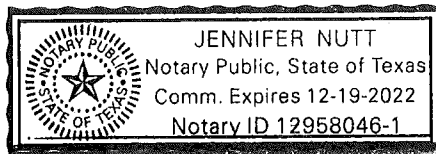
This Instrument was acknowledged and signed before me on 13, September, 2019 by

Ann Hamidou, representative of Spectrum Association Management the Managing Agent for

Fall Creek Homeowners Association, Inc. on behalf of said Association.

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

Jennifer Nutt
Notary Public, State of Texas



RP-2019-408127

**FALL CREEK HOMEOWNERS ASSOCIATION, INC.
SOCIAL MEDIA POLICY**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, the property encumbered by this Social Media Policy (“**Policy**”) is that property restricted by the Declaration of Covenants, Conditions and Restrictions for Fall Creek Single Family Residential Areas recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk’s File No. V338181, as same has been or may be amended and supplemented from time to time (all such documents collectively referred to as the “**Declaration**”), and any other property that is annexed thereto and/or made subject to Fall Creek Homeowners Association, Inc. (“**Association**”) authority.

NOW THEREFORE, in accordance with the dedicatory instruments governing the Association, the Board of Directors (“**Board**”) of the Association hereby adopts this Policy to establish rules and procedures for the Owners’ use of the Association’s social media outlets. This Policy runs with the land and is binding on all Owners within the Association. This Policy replaces any previously recorded or implemented policy that addresses rules or procedures for the Owners’ use of the Association’s social media outlets.

Social Media Policy

1. Definitions

- 1.1. **Content.** “Content” means content, written communication, material, suggestions, feedback, images, photographs, pictures, or other graphical information.
- 1.2. **Declaration’s Definitions.** Any capitalized terms used in this Policy have the meanings set forth in the Declaration, unless otherwise specified in this Policy.
- 1.3. **Good Standing.** “Good Standing” means an Owner who: (a) is current in the payment of assessments and other charges due and owing to the Association that are authorized by the Declaration or other dedicatory instrument of the Association and/or state law; and (b) is not the subject of an Association enforcement action for a violation of the Declaration or any other dedicatory instrument applicable to the Association.

2. Association’s Social Media Outlets/Websites or Newsletters

- 2.1. **Authority.** The Association may employ social media on behalf of the Association.

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- 2.2. **Purpose.** Any website, form of social media, newsletter or other publication created on behalf of the Association shall be for informational and communication purposes only and shall not constitute an official form of communication from the Association.
- 2.3. **Unauthorized Social Media.** An Owner shall not create a website, form of social media, newsletter or other publication that appears to be authorized by the Association or the Board, unless:
- a. The Board has provided the Owner written authorization to create or form such a website, social media, newsletter, and/or other publication; or
 - b. The Owner prominently states on the website, social media, newsletter and/or other publication that it is "not an official communication of the Association."
- 2.4. In no event shall any Owner, resident or other person use the names "Fall Creek Homeowners" or "Fall Creek Homeowners Association, Inc." as the name of, or as part of the name of, any social media outlet without the express written permission of the Board.

3. Authorized Users

- 3.1. **Owners.** Only Owners (or other residents as approved by the Board) are permitted to post on the Association's social media outlets/websites. By posting Content, the user represents and warrants that he or she is a current Owner of the Association in Good Standing. All Owners must request permission from the Association in writing to join a website or form of social media by providing information regarding the property owned within the Association.
- 3.2. **Removing Content.** The Board or its authorized agent, in its sole discretion, may remove or cause to be removed Content posted by an Owner who is not in Good Standing.
- 3.3. **Revoking Access.** If the Association deems in its sole discretion that a user of any of its social media outlets/websites is not an Owner, or is an Owner that is not in Good Standing, the Association may revoke the user's access to the Association's social media outlets/websites.

4. Permitted Uses

- 4.1. **Permitted Content.** All Content on the Association's social media outlets/websites, shall be respectful, positive, and in good taste. An Owner **shall not** publish any Content that:
- a. The Owner does not have the right to publish;

- b. Is for the purpose of advertising a commercial business or proposition. The Board shall have the sole and absolute discretion to determine if Content is for the purpose of advertising a commercial business or proposition;
- c. Is, in the sole and absolute discretion of the Board, in connection with pyramid schemes, chain letters, junk email, spamming, or any duplicative or unsolicited messages (commercial or otherwise);
- d. Is, in the sole and absolute discretion of the Board, inappropriate, profane, obscene, indecent, discriminatory, hateful, or abusive;
- e. Is, in the sole and absolute discretion of the Board, defamatory, illegal, infringing, or otherwise tortuous;
- f. Attempts to identify or identifies potential infractions of the law and/or governing documents of the Association;
- g. May, in the sole and absolute discretion of the Board, be perceived as violating another person's right to privacy, including but not limited to Owner addresses and/or license plate numbers;
- h. Attempts to address or addresses Association business.

4.2. **Other Users' Legal Rights.** An Owner shall not use the Association's social media outlets/websites to abuse, harass, stalk, or threaten another person, or to otherwise violate the legal rights (such as rights of privacy and publicity) of another person.

5. Moderation by the Association

- 5.1. **Moderating Activity.** The Association may, but is not required to monitor or moderate Content posted on the Association's social media outlets/websites.
- 5.2. **Deleting Content.** Upon a report or other notice to the Association that any Content violates the Association's Governing Documents, including this Policy, the Board or its authorized agent, in its sole and absolute discretion, may delete or cause to be deleted the Content without notice to the user who posted it.
- 5.3. **Revoking Access.** If the Board, in its sole and absolute discretion, determines that an Owner has violated the Association's Governing Documents, including this Policy, the Association may revoke the Owner's access to the Association's social media outlets/websites.

6. **No Representations.** The Association makes no representations about the accuracy or veracity of Content published on its social media outlets/websites by Owners or third parties. The Association does not guarantee that any information on its social media

outlets/websites published by Owners or third parties is current, exhaustive, complete, or suitable for any purpose.

7. **Emergencies.** All Association safety and/or emergency issues should immediately be reported to local authorities at 911.
8. **Compliance and/or Service Requests.** Violations of the Declaration and/or any Governing Documents of the Association shall not be reported through the Association's social media website. Service requests shall not be submitted through the Association's social media website. Submissions to the Association's Architectural Design & Review Committee ("ADRC") may not be made through the Association's social media outlets/websites. Any and all submissions to the ADRC made through the Association's social media outlets/websites are hereby automatically denied without any further action needed by the Association and/or the ADRC.
9. **Subpoena.** All Content from a website or any form of social media may be subject to a subpoena and discoverable in litigation or in preparation for litigation.
10. **Disclaimer.** The Association does not control or endorse the content, messages, or information submitted or posted by Owners or third parties. As such, the Association disclaims any liability in connection with the use of its social media outlets/websites or from Owners' participation in such use. The Association specifically disclaims any liability for offensive, inappropriate, obscene, unlawful, or otherwise objectionable content or information an Owner may encounter on the Association's social media outlets/websites. The Association disclaims any liability in connection with the proliferation of users' Content.
11. **Limitation of Liability.** The Association neither assumes nor authorizes any other person to assume for it any other liability in connection with the use of its social media outlets/websites. In no event will the Association be liable to any Owner or third party for: (a) any lost profits or revenue, incidental or consequential damages (including, indirect, special, punitive, or exemplary damages) arising out of the use or inability to use the Association's social media outlets/websites; or (b) any claim by any other party, even if the Association has been advised of or had (or should have had) any knowledge (whether actual or constructive) of the possibility of such damages. The Association is not liable for the effects of any service outages, breach of servers (server or client side), or the resulting effects of such occurrences. The Association's liability under this Policy to any particular Owner in any particular year will not exceed an amount equal to: [the amount of any assessments paid to the Association by the Owner in that year] x [(the amount the Association remitted to the relevant social media website in that year) / (the Association's total expenses that year)].

This limitation will not limit any liability for gross negligence or damages that may not be limited by law.

CERTIFICATE OF SECRETARY

I, Emily Trevino, Secretary of Fall Creek Homeowners Association, Inc. (the "Association"), do hereby certify that at a meeting of the Board of Directors ("Board") of the Association duly called and held on the 10 day of September, 2019, with at least a quorum of the members of the Board being present and being duly authorized to transact business, the foregoing Social Media Policy was duly adopted and approved by majority vote of the members of the Board.

TO CERTIFY WHICH WITNESS my hand on this 10 day of September, 2019.

FALL CREEK HOMEOWNERS ASSOCIATION, INC.

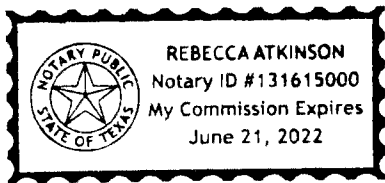
By: Emily Trevino

Printed: Emily Trevino

Its: Secretary

THE STATE OF TEXAS §
§
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 10 day of September, 2019, personally appeared Emily Trevino, Secretary of Fall Creek Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Rebecca Atkinson
Notary Public in and for the State of Texas

RP-2019-408127

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Pages 11
09/13/2019 03:11 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$52.00

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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