

2111733

10/06/2021 01:48:20 PM Total Pages: 5 Fees: \$28.00
Debbie Hollan, County Clerk - Waller County, TX

2021165441

ELECTRONICALLY RECORDED

Official Public Records

10/1/2021 4:31 PM



Laura Richard, County Clerk

Fort Bend County Texas

Pages: 4

Fee: \$ 28.00

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by West Ten Business Park Property Owners Association, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
West Ten Declaration of Protective Covenants and Restrictions of West Ten Business Park	Fort Bend County Clerk's File No. 2012120531 Waller County Clerk's File No. 2012005663	Plat Nos. 20130199 (Detention Drainage), 20140216 (Reserve F), 20150119 (Amending Plat of Reserve A), 20150282 (Reserve C), 20160142 (Reserve M), 20170192 (Reserves N and O), 20170242 (Reserves P and Q), 20180238 (Reserve G Partial Replat No. 1), 20180281 (Reserves P and Q Partial Replat No. 1), Map or Plat Records, Fort Bend County, Texas; Volume 1329, Page 457 (Reserves B and C), Volume 1375, Page 558 (Detention Drainage), Volume 1414, Page 396 (Reserve D), Volume 1426, Page 42 (Reserve D Replat), Volume 1435, Page 147 (Amending Plat of Reserve A), Volume 1406, Page 331 (Reserve F), Document Nos. 2015001893 (Reserve E), 2015007126 (Reserve G), 2016000275 (Reserves I, J, K, and L), 2016001512 (Reserve B Replat), 2017005431 (Reserves D1 and D2 Replat), 2017008416 (Partial Replat No. 1), 2017008444 (Reserves P & Q), 2019004058 (Reserve R), 202005902 (Reserve D3 Replat), 2020013017 (Reserve G Partial Replat No.2), 2021003012 Choctaw Lane); and as stated in said Declaration

2021165441 Page 2 of 4

West Ten Amended and Restated Declaration of Protective Covenants and Restrictions of West Ten Business Park	Fort Bend County Clerk's File No. 2014100230 Waller County Clerk's File No. 2014006091	As stated in said Declaration
First Amendment to West Ten Amended and Restated Declaration of Protective Covenants and Restrictions of West Ten Business Park	Fort Bend County Clerk's File No. 2017104570 Waller County Clerk's File No. 2017107130	As stated in said Declaration
Building Guidelines (May 2013)	Fort Bend County Clerk's File No. 2013103890 Waller County Clerk's File No. 2013005320	As stated in said Declarations
Building Guidelines (September 10, 2014)	Fort Bend County Clerk's File No. 2014100231 Waller County Clerk's File No. 2014006092	As stated in said Declarations
Certificate of Formation	Fort Bend County Clerk's File No. 2012120532	As stated in said Declarations
By-Laws	Fort Bend County Clerk's File No. 2012121004 Waller County Clerk's File No. 2012005665	As stated in said Declarations
Unrestricted Variance from Protective Covenants	Fort Bend County Clerk's File No. 2017103412	As stated in said Declarations
Declaration of Use Restriction	Fort Bend County Clerk's File No. 2018083234 Waller County Clerk's File No. 201805918	As stated in said Declarations
Notice of Sign Panel Designation	Waller County Clerk's File No. 201805919	As stated in said Document
Notice of Sign Panel Designation	Waller County Clerk's File No. 201805920	As stated in said Document

2021165441 Page 3 of 4

Approval of Land Use and Assignment of Declarant's Rights	Fort Bend County Clerk's File No. 2018112634	As stated in said Declarations
Declaration of Restrictive Covenants	Fort Bend County Clerk's File No. 2018137053	As stated in said Document
Supplemental Declaration of Protective Covenants and Restrictions of West Ten Business Park	Fort Bend County Clerk's File No. 2019024414 Waller County Clerk's File No. 201902009	As stated in said Document
Notice of Sign Panel Designation	Fort Bend County Clerk's File No. 2020048357	As stated in said Document
First Amendment to Declaration of Restrictive Covenants	Fort Bend County Clerk's File No. 2021036380	As stated in said Document

Name and Mailing Address for Association

West Ten Business Park Property Owners Association, Inc.
c/o Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449

Name and Mailing Address of Person Managing the Association or its Designated Representative

G. John Buehler, III
Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449

Telephone Number to contact the Association

(832) 913-9150

Email Address to contact the Association

john.buehler@inframark.com

Association Website

n/a

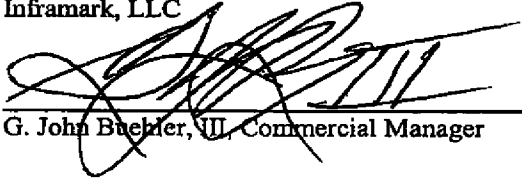
2021165441 Page 4 of 4

Transfer of Title Fees

Transfer Fee:	\$200.00
Resale Certificate Fee:	\$300.00
Updated Resale Certificate Fee:	\$75.00
Rush Fee:	\$185.00 for 1 day rush
	\$150.00 for 3 day rush
	\$125.00 for 5 day rush
Refinance Fee:	\$100.00
Estoppel Fee:	\$150.00

Executed on this the 1 day of October, 2021.

West Ten Business Park Property Owners Association, Inc., a Texas non-profit corporation, acting by and through its managing agent, Inframark, LLC


G. John Buehler, III, Commercial Manager

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 1 day of October, 2021, by G. John Buehler, III, Commercial Manager for Inframark, LLC, the managing agent for West Ten Business Park Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said entity.


Notary Public, State of Texas

When recorded return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056



FILED AND RECORDED

Instrument Number: 2111733

Filing and Recording Date: 10/06/2021 01:48:20 PM Pages: 5 Recording Fee: \$28.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To:
HOOVER SLOVACEK
5051 WESTHEIMER, SUITE 1200
HOUSTON, TX 77056