

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Ashton Village Homeowners Association, 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>
Declaration of Covenants, Conditions and Restrictions of Ashton Village	Harris County Clerk's File No. F681031	Volume 270, Page 42, Map Records, Harris County, Texas; and as stated in said Declaration
Amendment to Declaration of Covenants, Conditions and Restrictions of Ashton Village	Harris County Clerk's File No. H238480	As stated in said Declarations
Amendment to Declaration of Covenants, Conditions and Restrictions of Ashton Village	Harris County Clerk's File No. H238481	As stated in said Declarations
Amendment to Declaration of Covenants, Conditions and Restrictions of Ashton Village	Harris County Clerk's File No. H255295	As stated in said Declarations
Articles of Incorporation; Bylaws and Proposed Amendments	Harris County Clerk's File No. U149843	As stated in said Declarations
Amendment to the By-Laws	Harris County Clerk's File No. 20120051982	As stated in said Declarations
Amendment to the By-Laws	Harris County Clerk's File No. 20120122633	As stated in said Declarations
Amendment to the By-Laws	Harris County Clerk's File No. 20140524578	As stated in said Declarations
Priority of Payments and Alternative Payment Schedule Guidelines	Harris County Clerk's File No. 20110516855	As stated in said Declarations

Records Production and Copying Policy	Harris County Clerk's File No. 20110516857	As stated in said Declarations
Document Retention Policy	Harris County Clerk's File No. 20110516856	As stated in said Declarations
Guidelines and Criteria (Solar Energy Devices, Display of Flags of the United States, State of Texas and any branch of the United States Military, Rainwater Harvesting Systems and Shingles)	Harris County Clerk's File No. 20110516858	As stated in said Declarations
United States, State of Texas and United States Armed Forces Flag Display Guidelines	Harris County Clerk's File No. 20140032610	As stated in said Declarations
Drought-resistant Landscaping and Water-conserving Natural Turf Guidelines	Harris County Clerk's File No. 20140032611	As stated in said Declarations
Adjacent Lot Use Guidelines	Harris County Clerk's File No. 20140032612	As stated in said Declarations
Standby Electric Generator Guidelines	Harris County Clerk's File No. 20150527112	As stated in said Declarations
Supplemental Pool Rules	Harris County Clerk's File No. RP-2020-361370	As stated in said Declarations
Religious Display Guidelines	Harris County Clerk's File No. RP-2021-497203	As stated in said Declarations
Swimming Pool Enclosure Guidelines	Harris County Clerk's File No. RP-2021-497204	As stated in said Declarations

Security Measures Guidelines	Harris County Clerk's File No. RP-2021-497205	As stated in said Declarations
209 Hearing Guidelines	Harris County Clerk's File No. RP-2021-497206	As stated in said Declarations
Bid Procedure for Contracts Exceeding \$50,000 Guidelines	Harris County Clerk's File No. RP-2021-497207	As stated in said Declarations
Leasing Information Policy	Harris County Clerk's File No. RP-2021-605440	As stated in said Declarations
Parking Regulations and Property and Improvement Maintenance Standards	Harris County Clerk's File No. RP-2021-605450	As stated in said Declarations
Enforcement Procedures for Violation of the Governing Documents	Harris County Clerk's File No. RP-2021-605469	As stated in said Declarations
General Rules/Admissions Policies; Rules and Standards for Swimmers; Playground Rules; Tennis Court Rules; and Parking Rules and Regulations at Recreational Facilities	Harris County Clerk's File No. RP-2023-29470	As stated in said Declarations

Name and Mailing Address for Association

Ashton Village Homeowners Association  
c/o VanMor Properties, Inc.  
7102 Glen Chase Court  
Houston, Texas 77095

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

VanMor Properties, Inc.  
7102 Glen Chase Court  
Houston, Texas 77095

Telephone Number to contact the Association

(832) 593-7300

Email Address to contact the Association

amanda@vanmor.com

Association Website

www.ashtonvillagehoa.org

Transfer of Title Fees

Transfer Fee:	\$350.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee (within 180 days):	\$75.00
Questionnaire:	\$375.00
Refinance Fee:	\$100.00
Rush Fee:	\$100.00
Statement of Account/Payoff Request/Quote:	\$75.00

Executed on this the 24<sup>th</sup> day of January, 2025.

Ashton Village Homeowners Association, a  
Texas non-profit corporation, acting by and  
through its managing agent, VanMor  
Properties, Inc.

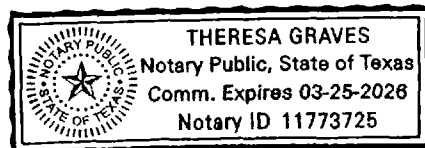
Amanda Putman  
Amanda Putman, Association Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 24<sup>th</sup> day of January, 2025, by  
Amanda Putman, Association Manager with VanMor Properties, Inc., the managing agent for Ashton  
Village Homeowners Association, a Texas non-profit corporation, on behalf of said entity.

Theresa Graves  
Notary Public, State of Texas

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



RP-2025-27463  
# Pages 5  
01/27/2025 10:59 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$37.00

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

RP-2025-27463