

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Decker Oaks Estates Community 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>
Declaration of Covenants, Conditions, Restrictions and Easements for Decker Oaks Estates	Montgomery County Clerk's File No. 9780689	Cabinet J, Page 176, Map Records, Montgomery County, Texas; and as stated in said Declaration
First Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Decker Oaks Estates	Montgomery County Clerk's File No. 9866709	As stated in said Declaration
Decker Oaks Estates Annexation of Section II	Montgomery County Clerk's File No. 2002-020330	Cabinet Q, Sheet 69, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions, Restrictions and Easements for Decker Oaks Estates, Section Three (3)	Montgomery County Clerk's File No. 2004-115020	Cabinet U, Sheet 151, Map Records, Montgomery County, Texas; and as stated in said Declaration
Articles of Conversion; Plan of Conversion; Certificate of Formation	Montgomery County Clerk's File No. 2009-106567	As stated in said Declarations
Articles of Amendment to Articles of Incorporation	Montgomery County Clerk's File No. 2010067784	As stated in said Declarations
Amended and Reinstatement of the Bylaws	Montgomery County Clerk's File No. 2010013653	As stated in said Declarations
Fine Policy	Montgomery County Clerk's File No. 2009-058891	As stated in said Declarations
Collections Procedure revised May 13, 2011	Montgomery County Clerk's File No. 2011047814	As stated in said Declarations
Guidelines for Roofing Materials	Montgomery County Clerk's File No. 2011087971	As stated in said Declarations
Guidelines for Display of Flags	Montgomery County Clerk's File No. 2011087972	As stated in said Declarations
Guidelines for Display of Certain Religious Items	Montgomery County Clerk's File No. 2011087973	As stated in said Declarations

Guidelines for Solar Energy Devices	Montgomery County Clerk's File No. 2011087974	As stated in said Declarations
Guidelines for Rainwater Recover Systems	Montgomery County Clerk's File No. 2011087975	As stated in said Declarations
Document Retention Policy	Montgomery County Clerk's File No. 2011114707	As stated in said Declarations
Payment Plan Policy	Montgomery County Clerk's File No. 2011114708	As stated in said Declarations
Records Production and Copying Policy	Montgomery County Clerk's File No. 2011114709	As stated in said Declarations
Collections Procedure revised March 21, 2012	Montgomery County Clerk's File No. 2012035952	As stated in said Declarations
Regulations of Standby Electric Generator Guidelines	Montgomery County Clerk's File No. 2017052847	As stated in said Declarations
Guidelines Regarding the Installation of Drought-Resistant Landscaping and Water-Conserving Natural Turf	Montgomery County Clerk's File No. 2017052848	As stated in said Declarations

Name and Mailing Address for Association

Decker Oaks Estates Community Association, Inc.  
c/o CKM Property Management  
1431 Graham Dr. #252  
Tomball, Texas 77375

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

CKM Property Management  
1431 Graham Dr. #252  
Tomball, Texas 77375

Telephone Number to contact the Association

(281) 255-3055

Email Address to contact the Association

[ckm1@ckm1.com](mailto:ckm1@ckm1.com)

Association Website

<https://portal.ckmpropertymanagement.com/login>

Transfer of Title Fees

Transfer Fee:	\$200.00
Resale Certificate Fee:	\$300.00
Updated Resale Certificate Fee:	\$75.00
Rush Fee:	\$50.00
Refinance Fee:	\$200.00

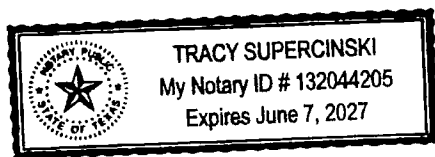
Executed on this the 28 day of March, 2025.


Decker Oaks Estates Community Association,  
Inc., a Texas non-profit corporation, acting by and  
through its managing agent, CKM Property  
Management

  
\_\_\_\_\_  
Angela Swindle, Managing Agent

STATE OF TEXAS           §  
                                     §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 28<sup>th</sup> day of March, 2025, by Angela Swindle, Managing Agent with CKM Property Management, managing agent for Decker Oaks Estates Community Association, Inc., a Texas non-profit corporation, on behalf of said entity.



  
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Notary Public, State of Texas

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

**E-FILED FOR RECORD**

03/31/2025 09:58AM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

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

**03/31/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas