

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Dellrose Homeowners 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 and Restrictions for Dellrose	Harris County Clerk's File No. RP-2016-53050	Film Code No. 677020, Map Records, Harris County, Texas; and as stated in said Declaration
First Amendment to Declaration of Covenants, Conditions and Restrictions for Dellrose	Harris County Clerk's File No. RP-2016-90448	As stated in said Declaration
Second Amendment to Declaration of Covenants, Conditions and Restrictions for Dellrose	Harris County Clerk's File No. RP-2019-131860	As stated in said Declaration
Third Amendment to Declaration of Covenants, Conditions and Restrictions for Dellrose	Harris County Clerk's File No. RP-2019-521540	As stated in said Declaration
Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Dellrose	Harris County Clerk's File No. RP-2022-419809	As stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Dellrose, Sections Two (2) and Three (3) [Annexation]	Harris County Clerk's File No. RP-2016-90009	Film Code Nos. 677159 and 677163, respectively, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Dellrose, Section Four (4) [Annexation]	Harris County Clerk's File No. RP-2019-43216	Film Code No. 687381, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Dellrose, Section Five (5) [Annexation]	Harris County Clerk's File No. RP-2018-527255	Film Code No. 686917, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Dellrose, Section Six (6) [Annexation]	Harris County Clerk's File No. RP-2019-525321	Film Code No. 690082, Map Records, Harris County, Texas; and as stated in said Declaration

Supplemental Declaration of Covenants, Conditions and Restrictions for Dellrose, Section Seven (7) [Annexation]	Harris County Clerk's File No. RP-2020-77001	Film Code No. 690608, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Dellrose, Section Eight (8) [Annexation]	Harris County Clerk's File No. RP-2020-349941	Film Code No. 692114, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Dellrose Section Nine (9) [Annexation]	Harris County Clerk's File No. RP-2021-74448	Film Code No. 693903, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Dellrose Sections Ten (10), Eleven (11) and Twelve (12) [Annexation]	Harris County Clerk's File No. RP-2021-372950	Film Code Nos. 694886, 694890, and 695343, respectively, Map Records, Harris County, Texas; and as stated in said Declaration
First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Dellrose, Sections Ten (10), Eleven (11) and Twelve (12) [Annexation]	Harris County Clerk's File No. RP-2022-100355	As stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Dellrose, Section Fourteen (14) [Annexation]	Harris County Clerk's File No. RP-2022-419522	Film Code No. 700393, Map Records, Harris County, Texas; and as stated in said Declaration
First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Dellrose, Section Fourteen (14)	Harris County Clerk's File No. RP-2024-162777	As stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Dellrose, Sections Thirteen (13) and Fifteen (15) [Annexation]	Harris County Clerk's File No. RP-2022-483937	Film Code Nos. 700173 and 700396, respectively, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions, and Restrictions for Dellrose, Section Sixteen (16) [Annexation]	Harris County Clerk's File No. RP-2022-515392	Film Code No. 700877, Map Records, Harris County, Texas; and as stated in said Declaration

Supplemental Declaration of Covenants, Conditions, and Restrictions for Dellrose, Section Seventeen (17) [Annexation]	Harris County Clerk's File No. RP-2023-425466	Volume 705, Page 742, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions, and Restrictions for Dellrose, Section Eighteen (18) [Annexation]	Harris County Clerk's File No. RP-2024-181454	Film Code No. 707726, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions, and Restrictions for Dellrose, Section Nineteen (19) [Annexation]	Harris County Clerk's File No. RP-2024-232207	Film Code No. Volume 708, Page 145, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Dellrose, Section Twenty (20) [Annexation]	Harris County Clerk's File No. RP-2025-122402	Film Code No. 710269, Map Records, Harris County, Texas; and as stated in said Declaration
Certificate of Formation; Bylaws; Open Records Policy; Records Retention Policy	Harris County Clerk's File No. RP-2016-55937	As stated in said Declarations
Governing Documents Enforcement and Fine Policy	Harris County Clerk's File No. RP-2017-323171	As stated in said Declarations
Payment Plan Policy	Harris County Clerk's File No. RP-2018-535744	As stated in said Declarations
Security Measures Policy; 209 Hearing Policy; Bid Solicitation Policy; Display of Religious Items Policy	Harris County Clerk's File No. RP-2021-657935	As stated in said Declarations
First Amendment to Bylaws	Harris County Clerk's File No. RP-2022-515391	As stated in said Declarations

Name and Mailing Address for Association

Dellrose Homeowners Association, Inc.
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

eileen@vanmor.com

Association Website

www.dellrosehoa.com

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
Capitalization Fee:	Upon each sale of a lot the purchaser shall pay to the Association a sum in the amount determined by the Board that does not exceed 50% of the Residential Assessment. Some exemptions apply.

Executed on this the 7 day of April, 2025.

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

Eileen Kennedy
Eileen Kennedy, Association Manager

STATE OF TEXAS

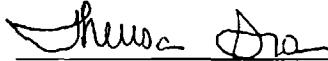
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COUNTY OF HARRIS

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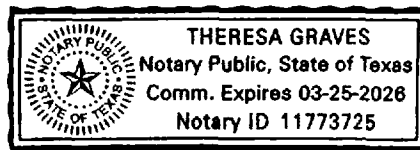
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This instrument was acknowledged before me on the 7th day of April, 2025, by Eileen Kennedy, Association Manager with VanMor Properties, Inc., the managing agent for Dellrose Homeowners Association, Inc., a Texas non-profit corporation, on behalf of 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



RP-2025-127491
Pages 6
04/08/2025 09:08 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

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-2025-127491