

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Falls at Imperial Oaks 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 of Imperial Oaks Forest, Section Three	Montgomery County Clerk's File No. 2007-058883	Cabinet Z, Sheet 767, Map Records, Montgomery County, Texas; and as stated in said Declaration
First Amendment to Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Forest, Section Three	Montgomery County Clerk's File No. 2007-107835	As stated in said Amendment
Clarification and Correction of the Declaration of Covenants, Conditions and restrictions of Imperial Oaks Forest, Section Three	Montgomery County Clerk's File No. 2008-037151	As stated in said Declaration
Second Amendment to Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Forest, Section Three	Montgomery County Clerk's File No. 2008-096650	As stated in said Amendment
Second Clarification and Correction of the Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Forest, Section Three	Montgomery County Clerk's File No. 2008-106496	As stated in said Declaration
Foundation Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Forest, Section Three	Montgomery County Clerk's File No. 2008-117478	As stated in said Amendment
Third Amendment to Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Forest, Section Three	Montgomery County Clerk's File No. 2013-076935	As stated in said Amendment
Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Forest, Section Four	Montgomery County Clerk's File No. 2011-054406	Clerk's File No. 2011031713, Map Records, Montgomery County, Texas; and as stated in said Declaration

First Amendment to Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Forest, Section Four	Montgomery County Clerk's File No. 2013-076932	As stated in said Amendment
Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Forest, Section Five	Montgomery County Clerk's File No. 2011-087543	Clerk's File No. 2011081158, Map Records, Montgomery County, Texas; and as stated in said Declaration
First Amendment to Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Forest, Section Five	Montgomery County Clerk's File No. 2013-076930	As stated in said Amendment
Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Park, Section Fifteen	Montgomery County Clerk's File No. 2007-062292	Cabinet Z, Sheets 742-746, Map Record, Montgomery County, Texas; and as stated in said Declaration
Clarification and Correction of the Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Park, Section Fifteen	Montgomery County Clerk's File No. 2008-037150	As stated in said Declaration
Amendment to the Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Park, Section Fifteen	Montgomery County Clerk's File No. 2008-054930	As stated in said Amendment
Second Amendment to Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Park, Section Fifteen	Montgomery County Clerk's File No. 2013-076934	As stated in said Amendment
Foundation Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Park, Section Fifteen	Montgomery County Clerk's File No. 2008-112795	As stated in said Amendment
Declaration of Covenants, Conditions and Restrictions Imperial Oaks Park, Section Sixteen	Montgomery County Clerk's File No. 2007-080817	Cabinet Z, Sheets 819-821, Map Records, Montgomery County, Texas; and as stated in said Declaration
Clarification and Correction of the Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Park, Section Sixteen	Montgomery County Clerk's File No. 2008-037149	As stated in said Declaration

Amendment to the Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Park, Section Sixteen	Montgomery County Clerk's File No. 2008-096649	As stated in said Amendment
Foundation Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Park, Section Sixteen	Montgomery County Clerk's File No. 2008-112797	As stated in said Amendment
Second Amendment to Declaration of Covenants, Conditions, and Restrictions of Imperial Oaks Park, Section Sixteen	Montgomery County Clerk's File No. 2013-076933	As stated in said Amendment
Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Park, Section Seventeen	Montgomery County Clerk's File No. 2010-069286	Cabinet Z, Sheet 1782, Map Records, Montgomery County, Texas; and as stated in said Declaration
Amendment to the Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Park, Section Seventeen	Montgomery County Clerk's File No. 2011-054405	As stated in said Amendment
Second Amendment to Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Park, Section Seventeen	Montgomery County Clerk's File No. 2013-076929	As stated in said Amendment
Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Park, Section Seventeen A	Montgomery County Clerk's File No. 2012-053519	Cabinet Z, Sheets 2151-2153, Map Records, Montgomery County, Texas; and as stated in said Declaration
First Amendment to Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Park, Section Seventeen A	Montgomery County Clerk's File No. 2013-076928	As stated in said Amendment
Declaration of Covenants, Conditions, and Restrictions of Imperial Oaks Park, Section Eighteen	Montgomery County Clerk's File No. 2011-046951	Clerk's File No. 2010080533, Map Records, Montgomery County, Texas; and as stated in said Declaration
First Amendment to Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Park, Section Eighteen	Montgomery County Clerk's File No. 2013-076931	As stated in said Amendment

Amendment to Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Park, Section Eighteen	Montgomery County Clerk's File No. 2015-026308	As stated in said Amendment
Corrected Amendment to Declaration of Covenants, Conditions and Restrictions of Imperial Oaks Park, Section Eighteen	Montgomery County Clerk's File No. 2015-027005	As stated in said Corrected Amendment
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section One	Montgomery County Clerk's File No. 2013-035179	Cabinet Z, Sheets 2422-2424, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Two	Montgomery County Clerk's File No. 2013-040623	Cabinet Z, Sheets 2429-2431, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Three	Montgomery County Clerk's File No. 2013-030020	Cabinet Z, Sheets 2409-2411, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Four	Montgomery County Clerk's File No. 2013-046871	Cabinet Z, Sheets 2432-2434, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Five	Montgomery County Clerk's File No. 2013-123020	Cabinet Z, Sheets 2613-2617, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Six	Montgomery County Clerk's File No. 2013-135079	Cabinet Z, Sheets 2671-2673, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Seven	Montgomery County Clerk's File No. 2014-010675	Cabinet Z, Sheets 2769-2771, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Eight	Montgomery County Clerk's File No. 2017080083	Cabinet Z, Sheets 4676-4677, Map Records, Montgomery County, Texas; and as stated in said Declaration

Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Nine	Montgomery County Clerk's File No. 2014-012389	Cabinet Z, Sheets 2756-2758, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Ten	Montgomery County Clerk's File No. 2014-047142	Cabinet Z, Sheets 2880-2884, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Eleven	Montgomery County Clerk's File No. 2014-089131	Cabinet Z, Sheets 3008-3010, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Twelve	Montgomery County Clerk's File No. 2014-109407	Cabinet Z, Sheets 3114-3116, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Fourteen	Montgomery County Clerk's File No. 2015066391	Cabinet Z, Sheets 3263-3265, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Fifteen	Montgomery County Clerk's File No. 2015068101	Cabinet Z, Sheets 3454-3455, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Sixteen	Montgomery County Clerk's File No. 2015-018910	Cabinet Z, Sheets 3266-3267, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Seventeen	Montgomery County Clerk's File No. 2015038565	Cabinet Z, Sheets 3399-3402, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Eighteen	Montgomery County Clerk's File No. 2015050567	Cabinet Z, Sheets 3429-3430, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Nineteen	Montgomery County Clerk's File No. 2015112994	Cabinet Z, Sheets 3676-3681, Map Records, Montgomery County, Texas; and as stated in said Declaration
Amendment to Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Nineteen	Montgomery County Clerk's File No. 2016081958	As stated in said Amendment

Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Twenty	Montgomery County Clerk's File No. 2016063953	Cabinet Z, Sheets 4047-4053, Map Records, Montgomery County, Texas; and as stated in said Declaration
Amendment to Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Twenty	Montgomery County Clerk's File No. 2016081959	As stated in said Amendment
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Twenty-One	Montgomery County Clerk's File No. 2016015922	Cabinet Z, Sheets 3793-3797, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Twenty-Two	Montgomery County Clerk's File No. 2017003270	Cabinet Z, Sheets 4325-4329, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Twenty-Three	Montgomery County Clerk's File No. 2017059383	Cabinet Z, Sheets 4612-4614, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Twenty-Four	Montgomery County Clerk's File No. 2018005036	Cabinet Z, Sheets 4929-4232, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Twenty-Five	Montgomery County Clerk's File No. 2018032984	Cabinet Z, Sheets 5055-5058, Map Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Twenty-Six	Montgomery County Clerk's File No. 2019002754	Cabinet Z, Sheets 5513-5514, Map Records, Montgomery County, Texas; and as stated in said Declaration ^{8\}
Declaration of Covenants, Conditions and Restrictions of Falls at Imperial Oaks, Section Twenty-Seven	Montgomery County Clerk's File No. 2018103829	Cabinet Z, Sheets 5382-5384, Map Records, Montgomery County, Texas; and as stated in said Declaration
Certificate of Formation and Bylaws (Instrument to Record Dedicatory Instruments)	Montgomery County Clerk's File No. 2007-067948	As stated in said Declarations
First Amendment to the Bylaws	Montgomery County Clerk's File No. 2008-112796	As stated in said Declarations

Second Amendment to the Bylaws	Montgomery County Clerk's File No. 2017104342	As stated in said Declarations
Third Amendment to the Bylaws	Montgomery County Clerk's File No. 2020125508	As stated in said Declarations
Priority of Payments and Alternative Payment Schedule Guidelines	Montgomery County Clerk's File No. 2011-108857	As stated in said Declarations
Record Production and Copying Policy	Montgomery County Clerk's File No. 2011-108859	As stated in said Declarations
Document Retention Policy	Montgomery County Clerk's File No. 2011-108858	As stated in said Document
Guidelines and Criteria (Solar Energy Devices, Display of the Flags of the United States, State of Texas and any branch of the United States Military, Rainwater Harvesting Systems and Shingles)	Montgomery County Clerk's File No. 2011-108860	As stated in said Declarations
United States, State of Texas and United States Armed Forces Flag Display Guidelines	Montgomery County Clerk's File No. 2013-134425	As stated in said Declarations
Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines	Montgomery County Clerk's File No. 2013-134426	As stated in said Declarations
Adjacent Lot Use Guidelines	Montgomery County Clerk's File No. 2013-134427	As stated in said Declarations
Standby Electric Generator Guidelines	Montgomery County Clerk's File No. 2016004038	As stated in said Document
Leasing Policy	Montgomery County Clerk's File No. 2017055450	As stated in said Declarations
Religious Display Guidelines	Montgomery County Clerk's File No. 2021117744	As stated in said Declarations
Swimming Pool Enclosure Guidelines	Montgomery County Clerk's File No. 2021117745	As stated in said Declarations

Security Measures Guidelines	Montgomery County Clerk's File No. 2021117746	As stated in said Declarations
209 Hearing Guidelines	Montgomery County Clerk's File No. 2021117747	As stated in said Declarations
Bid Procedure for Contracts Exceeding \$50,000 Guidelines	Montgomery County Clerk's File No. 2021117748	As stated in said Declarations

Name and Mailing Address for Association

Falls at Imperial Oaks 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

Kim Stewart
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

kim@vanmor.com

Association Website

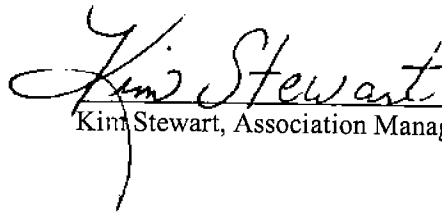
www.fallsatimperialoaks.org

Transfer of Title Fees

Transfer Fees:	\$250.00
Capitalization Fee:	\$150.00 due from buyer unless buyer is builder
Resale Certificate Fee:	\$250.00
Updated Resale Certificate Fee:	\$75.00
Refinance Fee:	\$100.00
Foundation Fee:	.25% of sales price due from seller

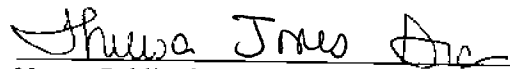
Executed on this the 26th day of August, 2021.

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

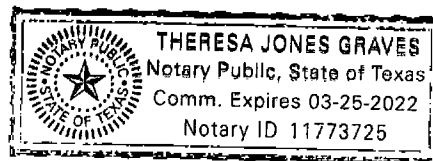

Kim Stewart, Association Manager

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 26th day of August, 2021, by Kim Stewart, Association Manager with VanMor Properties, the managing agent for Falls at Imperial Oaks 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



E-FILED FOR RECORD

08/27/2021 03:20PM



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.

08/27/2021



County Clerk
Montgomery County, Texas