



Laura Richard

Laura Richard, County Clerk
Fort Bend County Texas

Pages: 4

Fee: \$ 27.00

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by West Oaks Village 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 and Restrictions of West Oaks Village, Section One	Fort Bend County Clerk's File No. 9520778	Slides 785/A and 786/A, and partial replat Slides 895A and 895B, Plat Records, Fort Bend County, and as stated in said Declaration
Assignment of Rights under Declaration of Covenants, Conditions and Restrictions of West Oaks Village, Section One	Fort Bend County Clerk's File No. 9659442	Slides 785/A and 786/A, and partial replat Slides 895A and 895B, Plat Records, Fort Bend County, and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of West Oaks Village, Section Two	Fort Bend County Clerk's File No. 9632923	Slides 1483/B and 1484/A, Plat Records, Fort Bend County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of West Oaks Village, Section Three	Fort Bend County Clerk's File No. 9703794	Slides 1554/A and 1554/B, Plat Records, Fort Bend County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of West Oaks Village, Section Four	Fort Bend County Clerk's File No. 9703793	Slides 1555/A and 1555/B, Plat Records, Fort Bend County, Texas; and as stated in said Declaration
First Amendment to Declaration of Covenants, Conditions and Restrictions of West Oaks Village, Sections One, Two, Three and Four	Fort Bend County Clerk's File No. 2019031038	As stated in said Amendment
Second Amendment to Declaration of Covenants, Conditions and Restrictions of West Oaks Village, Sections One, Two, Three and Four	Fort Bend County Clerk's File No. 2019114034	As stated in said Amendment
Articles of Incorporation and Bylaws	Fort Bend County Clerk's File No. 1999111605	As stated in said Declarations
First Amendment to Bylaws	Fort Bend County Clerk's File No. 2002111064	As stated in said Declarations

Second Amendment to Bylaws	Fort Bend County Clerk's File No. 2019031062	As stated in said Declarations
Second Amendment to Bylaws	Fort Bend County Clerk's File No. 2020164537	As stated in said Declarations
Fourth Amendment to Bylaws	Fort Bend County Clerk's File No. 2025041331	As stated in said Declarations
Priority of Payments and Alternative Payment Schedule Guidelines	Fort Bend County Clerk's File No. 2012013478	As stated in said Declarations
Records Production and Copying Policy	Fort Bend County Clerk's File No. 2012013479	As stated in said Declarations
Document Retention Policy	Fort Bend County Clerk's File No. 2012013480	As stated in said Declarations
United States, State of Texas and United States Armed Forces Flag Display Guidelines	Fort Bend County Clerk's File No. 2012013481	As stated in said Declarations
Solar Energy Devices Guidelines	Fort Bend County Clerk's File No. 2012013482	As stated in said Declarations
Rainwater Harvesting System Guidelines	Fort Bend County Clerk's File No. 2012013483	As stated in said Declarations
Shingle Criteria	Fort Bend County Clerk's File No. 2012013484	As stated in said Declarations
Building and Architectural Guidelines	Fort Bend County Clerk's File No. 2014113663	As stated in said Declarations
United States, State of Texas and United States Armed Forces Flag Display Guidelines	Fort Bend County Clerk's File No. 2018119733	As stated in said Declarations
Drought-resistant Landscaping and Water-conserving Natural Turf Guidelines	Fort Bend County Clerk's File No. 2018119734	As stated in said Declarations
Adjacent Lot Use Guidelines	Fort Bend County Clerk's File No. 201819735	As stated in said Declarations
Standby Electric Generator Guidelines	Fort Bend County Clerk's File No. 2018119736	As stated in said Declarations
Religious Display Guidelines	Fort Bend County Clerk's File No. 2021146259	As stated in said Declarations
Swimming Pool Enclosure Guidelines	Fort Bend County Clerk's File No. 2021146260	As stated in said Declarations

Security Measures Guidelines	Fort Bend County Clerk's File No. 2021146261	As stated in said Declarations
209 Hearing Guidelines	Fort Bend County Clerk's File No. 2021146262	As stated in said Declarations
Bid Procedure for Contracts Exceeding \$50,000 Guidelines	Fort Bend County Clerk's File No. 2021146263	As stated in said Declarations
Amended Religious Display Guidelines	Fort Bend County Clerk's File No. 2021191304	As stated in said Declarations
Amended Security Measures Guidelines	Fort Bend County Clerk's File No. 2021191305	As stated in said Declarations

Name and Mailing Address for Association

West Oaks Village Community 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.westoaksvillage.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

Executed on this the 4 day of May, 2025.

West Oaks Village Community 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 §

This instrument was acknowledged before me on the 6th day of May, 2025, by Eileen Kennedy, Association Manager with VanMor Properties, Inc., the managing agent for West Oaks Village Community Association, Inc., 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

