



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**PROPERTY OWNERS ASSOCIATION OF SHADY OAKS ESTATES, INC.**

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THE STATE OF TEXAS     §  
  §  
COUNTY OF FORT BEND   §

The undersigned, being the President of Property Owners Association of Shady Oaks Estates, Inc. (the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Shady Oaks Estates.
2. Name of Association: The name of the Association is Property Owners Association of Shady Oaks Estates, Inc.
3. Recording Data for the Subdivision:
  - a. Shady Oaks Estates, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Slide Nos. 584B and 585A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Restrictions Shady Oaks Estates.
    - (2) Amendment to Restrictions Shady Oaks Estates.
    - (3) Amendment to Restrictions Shady Oaks Estates.
    - (4) Amendment to the Restrictions Shady Oaks Estates.
    - (5) Amendment to the Restrictions Shady Oaks Estates.
    - (6) Amendment to the Restrictions Shady Oaks Estates.
    - (7) Amendment of the Restrictions of Property Owners Association of Shady Oaks Estates, Inc.
  - b. Recording Information:
    - (1) Volume 1234, Page 774, *et seq.* in the Official Public Records of Real Property of Fort Bend County, Texas.
    - (2) Volume 1308, Page 813, *et seq.* in the Official Public Records of Real Property of Fort Bend County, Texas.
    - (3) Volume 2379, Page 358, *et seq.* in the Official Public Records of Real Property of Fort Bend County, Texas.

- (4) Fort Bend County Clerk's File No. 9610860.
- (5) Fort Bend County Clerk's File No. 9610861.
- (6) Fort Bend County Clerk's File No. 9610862.
- (7) Fort Bend County Clerk's File No. 2021129500.

5. Recording Data for the Dedicatory Instruments:

a. Documents:

- (1) Notice of Dedicatory Instruments for Property Owners Association, Inc. attaching the following:
  - Records Retention Policy
  - Payment Plan Policy
  - Open Records Policy
  - Security Measures Policy
  - Residential Dedicatory Instrument Enforcement and Fine Policy
  - Display of Religious Items Policy
  - 209 Hearing Policy
  - Collection Policy
- (2) Supplemental Notice of Dedicatory Instruments for Property Owners Association of Shady Oaks Estates, Inc. attaching the following:
  - Articles of Amendment to the Articles of Incorporation
  - Articles of Incorporation
  - Bylaws
  - Governing Documents Enforcement and Fine Policy
  - Monitoring Camera Policy

b. Recording Information:

- (1) Fort Bend County Clerk's File No. 2022015886.
- (2) Fort Bend County Clerk's File No. 2024043716

- 6. Name and Mailing Address of the Association: The name and mailing address of the Association is Property Owners Association of Shady Oaks Estates, Inc., 2003 Shady Oaks Lane, Rosenberg, Texas 77471.
- 7. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Melissa Howell. Address: 2423 Pecan Wood Lane, Rosenberg, Texas 77471. Phone No.: 832.771.0259. Email Address: howellproperties1575@comcast.net.
- 8. The Association's Dedicatory Instruments are Available to Members Online at: [www.shadyoaksestates.communitysite.com](http://www.shadyoaksestates.communitysite.com).

9. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer: Not Applicable.

PROPERTY OWNERS ASSOCIATION OF  
SHADY OAKS ESTATES, INC.

By: Claudia Harris, President  
Claudia Harris, President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 2 day of JUNE, 2024, personally appeared Claudia Harris, President of Property Owners Association of Shady Oaks Estates, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Donna Jean Shannon  
Notary Public in and for the State of Texas

