

MANAGEMENT CERTIFICATE
OF
GRANGER POINTE RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Granger Pointe Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Granger Pointe.
2. The name of the Association: Granger Pointe Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Montgomery County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Granger Pointe, recorded under Document No 2025066143, in the Official Public Records of Montgomery County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Granger Pointe Residential Community, Inc., c/o VanMor Properties, Inc., Attn: Susan Vandagriff, 7102 Glen Chase Court, Houston, Texas 77095.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Granger Pointe Residential Community, Inc.,
c/o VanMor Properties, Inc.
Mailing Address: 7102 Glen Chase Court
Houston, Texas 77095
Attn.: Susan Vandagriff
Telephone Number: 832-593-7300
Email Address: Susan@VanMor.com

7. Website to access the Association's dedicatory instruments:
GrangerPointeResidentialCommunity.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment (annually) - \$700.00
Transfer Fee - \$350.00
Resale Certificate Fee: - \$375.00
Resale Certificate Update (within 180 days) - \$75.00
Questionnaires - \$375.00
Refinance Fee - \$100.00
Rush Fee - \$100.00

Statement of Account/Payoff Request/Quote - \$75.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

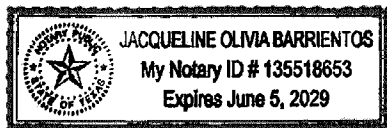
GRANGER POINTE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Josh Burton
Title: President

STATE OF Texas §
COUNTY OF Harris §

This instrument was acknowledged before me on the 23rd day of June, 2025, by
Josh Burton as President of Granger Pointe
Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Granger Pointe, recorded as Document No. 2025066143, in the Official Public Records of Montgomery County, Texas, as amended and supplemented from time to time.
2. Granger Pointe Community Manual, recorded as Document No. 2025066344, in the Official Public Records of Montgomery County, Texas, as amended and supplemented from time to time.
3. Granger Pointe Adoption of Working Capital Assessment, recorded as Document No. 2025066288, in the Official Public Records of Montgomery County, Texas.

ATTACHMENT 1

GRANGER POINTE RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

E-FILED FOR RECORD

07/02/2025 04:33PM



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.

07/02/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas