



*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 Sendero Community Association, 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 Sendero	Fort Bend County Clerk's File No. 2020095358	Plat No. 20200112, Map Records, Fort Bend County, Texas; and as stated in said Declaration
First Amendment to Declaration of Covenants, Conditions and Restrictions Sendero Community Association	Fort Bend County Clerk's File No. 2021165789	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Sendero Section Two	Fort Bend County Clerk's File No. 2021069553	Clerk's File No. 2020177829, Real Property Records, Fort Bend County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Sendero Section Three	Fort Bend County Clerk's File No. 2021202793	Clerk's File No. 2021182558, Real Property Records, Fort Bend County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Sendero Section Four	Fort Bend County Clerk's File No. 2021203959	Clerk's File No. 2021182593, Real Property Records, Fort Bend County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Sendero Section Five	Fort Bend County Clerk's File No. 2022149248	Clerk's File No. 2022058536, Real Property Records, Fort Bend County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Sendero Section Six	Fort Bend County Clerk's File No. 2022114742	Clerk's File No. 2022072360, Real Property Records, Fort Bend County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Sendero Section Seven	Fort Bend County Clerk's File No. 2022150584	Clerk's File No. 2022142088, Real Property Records, Fort Bend County, Texas; and as stated in said Declaration

Corrected Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Sendero Section Eight	Fort Bend County Clerk's File No. 2023036064	Clerk's File No. 2022143892, Real Property Records, Fort Bend County, Texas, and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Sendero Section Nine	Fort Bend County Clerk's File No. 2023002592	Clerk's File No. 2023002592, Real Property Records, Fort Bend County, Texas, and as stated in said Declaration
Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Sendero	Fort Bend County Clerk's File No. 2023099840	As stated in said Declarations
Certificate of Formation; Bylaws	Fort Bend County Clerk's File No. 2020178756	As stated in said Declarations
Restated and Amended Bylaws	Fort Bend County Clerk's File No. 2023099839	As stated in said Declarations
Collection/Payment Plan Policy	Fort Bend County Clerk's File No. 2020163206	As stated in said Declarations
Document Retention Policy	Fort Bend County Clerk's File No. 2020163214	As stated in said Declarations
Records Production and Copying Policy	Fort Bend County Clerk's File No. 2020163203	As stated in said Declarations
Flag Display Guidelines	Fort Bend County Clerk's File No. 2020163207	As stated in said Declarations
Rainwater Harvesting System Guidelines	Fort Bend County Clerk's File No. 2020163181	As stated in said Declarations
Solar Energy Devices Guidelines	Fort Bend County Clerk's File No. 2020163174	As stated in said Declarations
Shingle Criteria	Fort Bend County Clerk's File No. 2020163205	As stated in said Declarations
Standby Electric Generator Guidelines	Fort Bend County Clerk's File No. 2020163175	As stated in said Declarations
Religious Display Guidelines	Fort Bend County Clerk's File No. 2021144703	As stated in said Declarations
Swimming Pool Enclosure Guidelines	Fort Bend County Clerk's File No. 2021144704	As stated in said Declarations
Security Measures Guidelines	Fort Bend County Clerk's File No. 2021144705	As stated in said Declarations

209 Hearing Guidelines	Fort Bend County Clerk's File No. 2021144706	As stated in said Declarations
Bid Procedure for Contracts Exceeding \$50,000 Guidelines	Fort Bend County Clerk's File No. 2021144707	As stated in said Declarations
Community Policies Manual (Collection/Payment Plan Policy; Records Production/Copying Policy; Document Retention Policy; Solar Energy Devices Policy; Shingles Criteria; 209 Violations Hearing Policy; Flag Display Policy; Standby Electric Generator Policy; Rainwater Harvesting System Policy; Swimming Pool Enclosures Policy; Religious Display Policy; Security Measures Policy; Statutory Notice of Posting and Recordation of Association Governance Documents; Email Registration Policy; Meeting Media Policy; Advisory Committee Guidelines; Board Member Conduct Policy; Fining and Enforcement Policy)	Fort Bend County Clerk's File No. 2023099841	As stated in said Declarations

Name and Mailing Address for Association

Sendero Community Association  
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

amanda@vanmor.com

Association Website

www.senderocommunityassociation.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:	1/2 of annual assessment fee due from buyer

Executed on this the 19<sup>th</sup> day of December, 2024.

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

*Amanda Putman*

Amanda Putman, Association Manager

STATE OF TEXAS       §  
                                   §  
 COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 19<sup>th</sup> day of December, 2024, by Amanda Putman, Association Manager with VanMor Properties, Inc., the managing agent for Sendero Community Association, 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

