

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
ESTATES OF VALENCIA HOMEOWNERS ASSOCIATION**

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THE STATE OF TEXAS     §  
                                      §  
COUNTY OF HARRIS     §

The undersigned, being the Managing Agent for Estates of Valencia Homeowners Association, a non-profit corporation ("Association") 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 Valencia Pines.
2. Name of Association: The name of the Association is Estates of Valencia Homeowners Association.
3. Recording Data for the Subdivision:
  - a. Valencia Pines, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 665050 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Estates of Valencia Homeowners Association
    - (2) Valencia Pines Supplementary Declaration of Covenants, Conditions and Restrictions (ARC Guidelines)
  - b. Recording Information:
    - (1) Harris County Clerk's File No. 20140309747
    - (2) Harris County Clerk's File No. 20140309748
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Estates of Valencia Homeowners Association c/o VanMor Properties, Inc., 7102 Glen Chase Court, Houston, Texas 77095.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is VanMor Properties, Inc., 7102 Glen Chase Court, Houston, Texas 77095, 832-593-7300, [Eileen@vanmor.com](mailto:Eileen@vanmor.com)
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.comwebportal.com](http://www.comwebportal.com)
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$250.00
Updated Resale Certificate	\$75.00
Transfer Fee	\$250.00
Refinance Fee	\$100.00
Capitalization Fee (Declaration Article VII, Section 7.4)	Each owner of a unit other than Declarant (as that term is defined in the Declaration) at the time it purchases a unit shall be obligated to pay a Capitalization Fee. The Capitalization Fee for 2022 is \$1,250.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 7 day of January, 2022.

**ESTATES OF VALENCIA HOMEOWNERS  
ASSOCIATION**

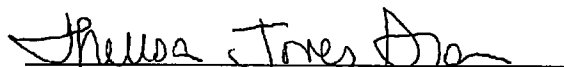
By: VanMor Properties, Inc., Managing Agent

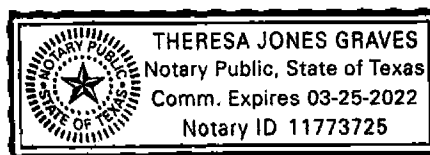
  
Eileen Kennedy, Manager

\*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 7<sup>th</sup> day of January, 2022 personally appeared Eileen Kennedy, Manager, VanMor Properties, Inc., the Managing Agent for Estates of Valencia Homeowners Association, 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.

  
Notary Public in and for the State of Texas



RP-2022-16495  
# Pages 4  
01/10/2022 01:59 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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