

**MANAGEMENT CERTIFICATE  
OF  
BEAMER VILLAS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Beamer Villas 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: Beamer Villas.
2. The name of the Association: Beamer Villas Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Harris County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Beamer Villas, recorded in Document No. RP-2025-139297, Official Public Records of Harris 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: Beamer Villas Residential Community, Inc., C/O Vision Communities Management, 5757 Alpha Rd, Suite 680, Dallas, Texas 75240, Attn: Sharon Davis.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Beamer Villas Residential Community, Inc.  
c/o Vision Communities Management  
Mailing Address: 5757 Alpha Rd, Suite 680  
Dallas, Texas 75240  
Attn: Sharon Davis  
Telephone Number: 972-612-2303  
Email Address: sharon@vcmtexas.com

7. Website to access the Association's dedicatory instruments:  
www.vcm.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 - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$395.00

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

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the 22nd day of April, 2025.

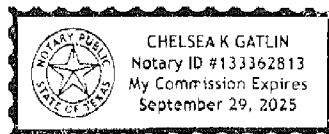
**BEAMER VILLAS RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation

By: *Katrina Gore*  
Printed Name: Katrina Gore  
Title: President

STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 28th day of April, 2025, by Katrina Gore, President of BEAMER VILLAS RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



*Chelsea K. Gatlin*  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Preston A. Patten, Esq.  
Winstead PC  
600 West Fifth Street, Suite 900  
Austin, TX 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)  
[ppatten@winstead.com](mailto:ppatten@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Beamer Villas, recorded in Document No. RP-2025-139-297, Official Public Records of Harris County, Texas, as the same may be amended from time to time.
2. Beamer Villas Community Manual, recorded in Document No. ~~RP-2025-149388~~ Official Public Records of Harris County, Texas, as same may be amended and supplemented from time to time.
3. Beamer Villas Adoption of Working Capital Assessment, recorded in Document No. ~~RP-2025-148579~~, Official Public Records of Harris County, Texas.

ATTACHMENT 1

BEAMER VILLAS RESIDENTIAL COMMUNITY, INC.  
MANAGEMENT CERTIFICATE

RP-2025-219650  
# Pages 5  
06/09/2025 11:42 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$37.00

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

RP-2025-219650