

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by West Oaks Homeowners' 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 and Restrictions West Oaks, Section One and Two	Brazoria County Clerk's File No. 92-027529	Volume 19, Page 55 (West Oaks, Section One-A); Volume 19, Page 151-152 (West Oaks, Section One-B); Volume 19, Page 265 (West Oaks, Section Two-A); Volume 19, Page 279-280 (West Oaks, Section Two-B); Volume 19, Page 583-584 (West Oaks, Section Two-C); Brazoria County, Texas; and as stated in said Declaration
Amended Declaration of Covenants and Restrictions	Brazoria County Clerk's File No. 93-005943	Volume 19, Page 55 (West Oaks, Section One-A); Volume 19, Page 151-152 (West Oaks, Section One-B); Volume 19, Page 265 (West Oaks, Section Two-A); Volume 19, Page 279-280 (West Oaks, Section Two-B); Volume 19, Page 583-584 (West Oaks, Section Two-C); Brazoria County, Texas; and as stated in said Declaration
Second Amendment to the Declaration of Covenants and Restrictions - West Oaks, Section One and Two	Brazoria County Clerk's File No. 93-016183	Volume 19, Page 55 (West Oaks, Section One-A); Volume 19, Page 151-152 (West Oaks, Section One-B); Volume 19, Page 265 (West Oaks, Section Two-A); Volume 19, Page 279-280 (West Oaks, Section Two-B); Volume 19, Page 583-584 (West Oaks, Section Two-C); Brazoria County, Texas; and as stated in said Declaration

Annexation Agreement and Supplemental Declaration for West Oaks Village, Section One-A and Section One-B	Brazoria County Clerk's File No. 96-000793	Volume 19, Page 437-438 (West Oaks Village, Section One-A); and Volume 19, Page 489-490 (West Oaks Village, Section One-B); Map Records, Brazoria County, Texas; and as stated in said Declaration
Annexation Agreement and Supplemental Declaration for West Oaks Village, Section Two, Three and Four, and West Oaks, Section Three and Four	Brazoria County Clerk's File No. 97-028092	Volume 19, Page 631; Volume 19, Page 771; and Volume 20, Page 183-184 (West Oaks, Section Three -B); Volume 20, Page 191-192 (West Oaks, Section Three-C); Volume 20, Page 175-176 (West Oaks, Section Four-A); Volume 20, Page 177-178 (West Oaks, Section Four-B); Volume 20, Page 371 (West Oaks Village, Section Three); Volume 22, Page 57-58 (West Oaks Village, Section Four); Volume 23, Page 153-154 (Amending Plat, West Oaks Village, Section Four); Map Records, Brazoria County, Texas; and as stated in said Declaration
Restatement and Ratification of Annexation Agreement and Supplemental Declaration for West Oaks Village, Sections Two, Three and Four and West Oaks, Sections Three and Four	Brazoria County Clerk's File No. 98-026654	Volume 20, Page 43-44 (West Oaks Village, Section Two); Map Records, Brazoria County, Texas; and as stated in said Declaration
Rules Enforcement Procedures	Brazoria County Clerk's File No. 02-032241	As stated in said Declarations
Architectural Guidelines - Wrought Iron Gates	Brazoria County Clerk's File No. 02-039898	As stated in said Declarations
Architectural Guidelines	Brazoria County Clerk's File No. 02-061754	As stated in said Declarations
Architectural Guidelines	Brazoria County Clerk's File No. 2004072943	As stated in said Declarations
Collection Policy	Brazoria County Clerk's File No. 2011043107	As stated in said Declarations

Records Retention Policy	Brazoria County Clerk's File No. 2011043123	As stated in said Declarations
Records Production Policy	Brazoria County Clerk's File No. 2011043124	As stated in said Declarations
Payment Plan Policy	Brazoria County Clerk's File No. 2011043127	As stated in said Declarations
Records Production Policy	Brazoria County Clerk's File No. 2011049484	As stated in said Declarations
Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels	Brazoria County Clerk's File No. 2011049487	As stated in said Declarations
Payment Plan Policy	Brazoria County Clerk's File No. 2011049490	As stated in said Declarations
Collection Policy	Brazoria County Clerk's File No. 2011049493	As stated in said Declarations
Records Retention Policy	Brazoria County Clerk's File No. 2011049577	As stated in said Declarations
Articles of Incorporation	Brazoria County Clerk's File No. 2012005276	As stated in said Declarations
Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels	Brazoria County Clerk's File No. 2012005707	As stated in said Declarations
Amendment to Bylaws	Brazoria County Clerk's File No. 2013016952	As stated in said Declarations
Amended and Restated By- laws	Brazoria County Clerk's File No. 2014023485	As stated in said Declarations
Correction of Amended and Restated By-laws	Brazoria County Clerk's File No. 2015001599	As stated in said Declarations
Board Resolution Regarding Approval of Foreclosure Actions and Enforcement Actions	Brazoria County Clerk's File No. 2016002814	As stated in said Declarations
Parking Policy	Brazoria County Clerk's File No. 2019030396	As stated in said Declarations
Religious Display Guidelines	Brazoria County Clerk's File No. 2021057527	As stated in said Declarations

Swimming Pool Enclosure Guidelines	Brazoria County Clerk's File No. 2021057528	As stated in said Declarations
Security Measures Guidelines	Brazoria County Clerk's File No. 2021057529	As stated in said Declarations
209 Hearing Guidelines	Brazoria County Clerk's File No. 2021057530	As stated in said Declaration

Name and Mailing Address for Association

West Oaks Homeowners' Association
c/o Graham Management
2825 Wilcrest Dr., Suite 600
Houston, Texas 77046

Name and Mailing Address of Person Managing the Association or its Designated Representative

Tracy Graham, Manager
2825 Wilcrest Dr., Suite 600
Houston, Texas 77046

Telephone Number to contact the Association

(713) 334-8000

Email Address to contact the Association

graham@grahammanagementhouston.com

Association Website


www.grahammanagementhouston.com

Transfer of Title Fees

Transfer Fees:	\$300.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee:	\$75.00
Rush Fee:	\$150.00
Refinance Fee:	\$275.00
Deed Restriction Violation Inspection Fee:	\$250.00
Payoff Request Fee:	\$125.00

Executed on this the 31 day of August, 2021.

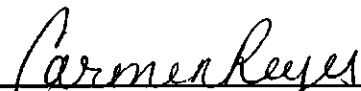
West Oaks Homeowners' Association, a Texas non-profit corporation, acting by and through its managing agent, Graham Management



Wendy Tran, Manager

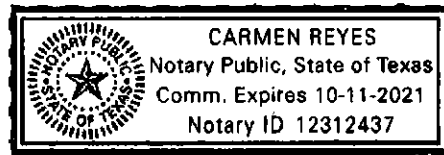
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 31st day of August, 2021, by Wendy Tran, Manager with Graham Management, the managing agent for West Oaks Homeowners' Association, a Texas non-profit corporation, on behalf of said entity.



Notary Public, State of Texas

When recorded return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056



FILED and RECORDED

Instrument Number: 2021057696

Filing and Recording Date: 08/31/2021 04:29:08 PM Pages: 6 Recording Fee: \$42.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-april