



*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County Texas  
Pages: 14 Fee: \$ 68.00

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
VERANDA COMMUNITY ASSOCIATION, INC.**

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THE STATE OF TEXAS     §  
  §  
COUNTY OF FORT BEND   §

The undersigned, being the Managing Agent for Veranda Community Association, Inc., 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 Veranda.
2. Name of Association: The name of the Association is Veranda Community Association, Inc.
3. Recording Data for the Subdivision:
  - a. 0.0574 acres of land as described by metes and bounds on Exhibit "A" attached to the "First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property)" recorded in the Official Public Records of Fort Bend County, Texas under Clerk's File No. 2017060557 (which said Exhibit "A" is incorporated herein by reference).
  - b. Veranda, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20160251 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Veranda, Section Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20180095 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Veranda, Section Three (3), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20160282 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Veranda, Section Four (4), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No.

- 20160251 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Veranda, Section Five (5), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20160280 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - g. Veranda, Section Six (6), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20170107 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - h. Veranda, Section Seven (7), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20160279 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - i. Veranda, Section Eight (8), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20160273 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - j. Veranda, Section Nine (9), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20170142 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - k. Veranda, Section Eleven (11), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20170009 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - l. Veranda, Section Twelve (12), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20180174 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - m. Veranda, Section Fourteen (14), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20170197 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - n. Veranda, Section Fifteen (15), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20170205 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- o. Veranda, Section Sixteen (16), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20180141 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Veranda, Section Seventeen (17), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20180245 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Veranda, Section Eighteen (18), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20170198 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Veranda, Section Twenty-One (21), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20180097 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Veranda, Section Twenty-Two (22), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20180271 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- t. Veranda, Section Twenty-Three (23), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190189 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- u. Veranda, Section Twenty-Four (24), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190126 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- v. Veranda, Section Twenty-Five (25), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200134 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- w. Veranda, Section Twenty-Six (26), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190139 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- x. Veranda, Section Twenty-Seven (27), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200141 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- y. Veranda, Section Twenty-Eight (28), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190222 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- z. Veranda, Section Twenty-Nine (29), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190286 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- aa. Veranda, Section Thirty (30), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200071 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- bb. Veranda, Section Thirty-One (31), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200203 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- cc. Veranda, Section Thirty-Three (33), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200254 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- dd. Veranda, Section Thirty-Four (34), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200255 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- ee. Veranda, Section Thirty-Six (36), Phase One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210069 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- ff. Veranda, Section Thirty-Seven (37), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210053 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- gg. Veranda, Section Thirty-Eight (38), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under

- Plat File No. 20210126 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- hh. Veranda, Section Thirty-Nine (39), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210141 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - ii. Wildwood Park Road Street Dedication Phase I, real property that has not been subdivided into Lots, in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20160232 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - jj. Veranda Recreation Center, real property that has not been subdivided into Lots, in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20170216 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - kk. Circle Seven Road to Wildwood Park Road to Great Blue Heron Lane Street Dedication, real property that has not been subdivided into Lots, in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190038 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - ll. Old Blue Lane to Wildwood Park Road Street Dedication, real property that has not been subdivided into Lots, in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190171 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - mm. Circle Seven Road Street Dedication, real property that has not been subdivided into Lots, in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200231 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - nn. Wildwood Park Road from FM762 to Rabbs Bayou Street Dedication, real property that has not been subdivided into Lots, in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210012 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- oo. 15.83 acres tract described by metes and bounds on Exhibit "A" attached to the "Covenants, Conditions and Restrictions for Veranda LCISD Tract (Commercial Property)" recorded in the Official Public Records of Fort Bend County, Texas under Clerk's File No. 2018083971 (which said Exhibit "A" is incorporated herein by reference).
  - pp. 0.0574 acres of land as described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for Veranda (Commercial Property)" recorded in the Official Public Records of Fort Bend County, Texas under Clerk's File No. 2020164944 (which said Exhibit "A" is incorporated herein by reference).
  - qq. Property described by metes and bounds on Exhibit "A" attached to the "Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Veranda (Commercial Property), Veranda Owner LLC Tract" recorded in the Official Public Records of Fort Bend County, Texas under Clerk's File No. 2020163967 (which said Exhibit "A" is incorporated herein by reference).
  - rr. Property described by metes and bounds on Exhibit "A" attached to the "Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Veranda (Commercial Property), Huntington Richmond Partners Tract" recorded in the Official Public Records of Fort Bend County, Texas under Clerk's File No. 2020147755 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration:\* Please see the attached chart.
  5. Name and Mailing Address of the Association: The name and mailing address of the Association is Veranda Community Association, Inc. c/o LEAD Association Management, Inc., 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069.
  6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: LEAD Conveyance Department. Address: 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069. Phone No.: 281.857.6027. Email Address: info@lead-inc.com.
  7. The Association's Dedicatory Instruments are Available to Members Online at: [www.verandaliving.com](http://www.verandaliving.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 Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 100.00
Transfer Fee	\$ 175.00
Builder Pay Off Quote	\$ 265.00
Foundation Fee (Residential Property)	Foundation Fee is 0.25% or 0.50% of the "Gross Selling Price" of a Lot (as described in detail in the Veranda Residential Declaration), depending on the type of entity transferring title to the Lot. Some variations and exemptions apply.
Capitalization Fee (Residential Property)	Capitalization Fee is equal to 100% of the then-current Annual Assessment. The Capitalization Fee for 2021 is \$990.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.
Foundation Fee (Commercial Property)	\$2,000 per acre comprising the Tract (to be rounded up to the nearest full acre), as more particularly described in the Veranda Commercial Declaration. Some exemptions apply.
Capitalization Fee (Commercial Property)	Capitalization Fee is equal to 100% of the then-current General Assessment. The Capitalization Fee for 2021 is \$2,200.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 23 day of August, 2021.

VERANDA COMMUNITY ASSOCIATION, INC.

By: LEAD Association Management, Inc.,  
Managing Agent

By: Kelsey L.

Printed: Kelsey Life

Its: Sr. Client Manager

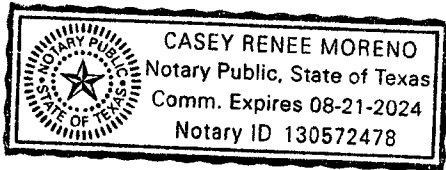
\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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 23rd day of August 2021 personally appeared Kelsey Life, Sr. Client Manager of LEAD Association Management, Inc., Managing Agent for Veranda Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

CMORENO

Notary Public in and for the State of Texas





## RECORDING DATA FOR THE DECLARATION

Document	Fort Bend County Clerk's File No.
First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property)	2017060557
Clarification Amendment to Veranda Dedicatory Instruments	2018079655
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section One	2016142485
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Two	2018050702
First Amended and Restated Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Three	2017018691
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Four	2016143856
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Five	2016142489
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Six	2017084250
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Seven	2016143859
First Amended and Restated Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Eight	2017125131

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Nine	2017084252
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Eleven	2017018692
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Twelve	2018098404
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Fourteen	2017120921
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Fifteen	2018007057
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Sixteen	2018074615
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Seventeen	2019020399
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Eighteen	2017120923
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Twenty-One	2018079513

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Twenty-Two	2018129426
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Twenty-Three	2019101555
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Twenty-Four	2019047687
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Twenty-Five	2020084567
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Twenty-Six	2019061159
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Twenty-Seven	2020097047
First Amended and Restated Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Twenty-Eight	2021046753
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Twenty-Nine	2019137744

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Thirty	2020043053
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Thirty-One	2020133121
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Thirty-Three	2020174872
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Thirty-Four	2020171912
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Thirty-Six Phase 1	2021081456
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Thirty-Seven	2021081457
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Thirty-Eight	2021111632
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property) Section Thirty-Nine	2021132919

Covenants, Conditions and Restrictions for Veranda LCISD Tract (Commercial Property)	2018083971
Annexation Agreement for Wildwood Park Road Street Dedication Phase I Veranda	2016142494
Annexation Agreement for Veranda Recreation Center	2018080428
Annexation Agreement for Circle Seven Road to Wildwood Park Road to Great Blue Heron Lane Street Dedication Veranda	2019018808
Annexation Agreement for Old Blue Lane to Wildwood Park Road Street Dedication Veranda	2019078460
Annexation Agreement for Circle Seven Road Street Dedication Veranda	2020146910
Annexation Agreement for Wildwood Park Road from FM 762 to Rabbs Bayou Steet Dedication Veranda	2021032294
Declaration of Covenants, Conditions and Restrictions for Veranda (Commercial Property)	2020147603
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Veranda (Commercial Property) Huntington Richmond Partners Tract	2020147755
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Veranda (Commercial Property) Veranda Owner LLC Tract	2020163967
Declaration of Covenants, Conditions and Restrictions for Veranda (Commercial Property) (re-recorded to include the Foundation joinder page)	2020164944

