

VALOR PARK COMMUNITY ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF MATAGORDA §

The undersigned, being the Managing Agent for Valor Park Community Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "*Association*"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Valor Park.
2. Name of Association: The name of the Association is Valor Park Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Valor Park Section 1, a subdivision in Matagorda County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2023-1 657B of the Plat Records of Matagorda County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Declaration of Covenants, Conditions, and Restrictions for Valor Park, Matagorda County Clerk's File No. 2023-298.
 - b. First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Valor Park, Matagorda County Clerk's File No. 2023-5806.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Valor Park Community Association, Inc. c/o LEAD Association Management, Inc., 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069.
6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: LEAD Association Management, Inc.; Address: 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069; Phone Number: 281-857-6027; Email Address: info@lead-inc.com.
7. Association Website: The Association's Dedicatory Instruments are available to Members online at: valorparkcai.org.

8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Fee	Description
Resale Certificate Fee	\$375.00
Resale Certificate Update	\$75.00
Refinance Fee	\$200.00
Transfer Fee	\$210.00
Builder Pay-Off Quote	\$265.00
Capitalization Fee	100% of the then-current Annual Assessment. Some exemptions may apply. The Capitalization Fee for 2023 is \$500.00. For future years, the Capitalization Fee must be verified with the Association.

Executed on this 2 day of OCTOBER, 2023.

VALOR PARK COMMUNITY ASSOCIATION, INC.

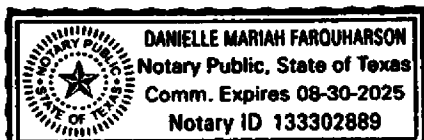
By: LEAD Association Management, Inc.,
Managing Agent

By: [Signature]
Printed: DAWN SPENCER
Its: VICE PRESIDENT

*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 2 day of October, 2023 personally appeared DAWN SPENCER, the VICE PRESIDENT of LEAD Association Management, Inc., Managing Agent for Valor Park 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.



[Signature]
Notary Public in and for the State of Texas

**Matagorda
County
Stephanie Wurtz
Matagorda County
Clerk**

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 5840
Receipt Number: 20231002000014
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User: Gloria C
Station: Gloria Gonzalez
Number of Pages: 3

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CSC
919 N 1000 West

Logan UT 84321



STATE OF TEXAS
COUNTY OF MATAGORDA

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Matagorda County, Texas.

Stephanie Wurtz
Matagorda County Clerk
Matagorda County, TX

Stephanie Wurtz