

**MANAGEMENT CERTIFICATE FOR**  
**THE VILLAGE OF DECKER OAKS COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS                   §  
COUNTY OF MONTGOMERY         §

The undersigned, being the Managing Agent of **The Village of Decker Oaks Community Association, Inc.** (hereinafter the "Association"), a non-profit corporation 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(s):**

The name(s) of the Subdivision(s) is Village of Decker Oaks, Sections 1 and 2.

**2.     Name of Association:**

The name of the Association is **The Village of Decker Oaks Community Association, Inc.**

**3.     Recording Data for the Subdivision(s):**

The recording data for the subdivision is as follows:

Village of Decker Oaks, Section One (1): Montgomery County Clerk's File No. 2002-100598

Village of Decker Oaks, Section Two (2): Montgomery County Clerk's File No. 2004-135748

**4.     Recording Data for the Declaration(s):**

The recording data for the declarations is as follows:

The Declaration of Covenants, Conditions, Restrictions and Easements for The Village of Decker Oaks is recorded under Montgomery County Clerk's File No. 2005-004954;

The Declaration of Covenants, Conditions, Restrictions and Easements for The Village of Decker Oaks, Section II, is recorded under Montgomery County Clerk's File No. 2005-108562;

**5.     Association Information:**

The contact information and website for the association is as follows:

The Village of Decker Oaks Community Association, Inc.

c/o CMI Cares

25211 Grogan's Mill Road, Suite 313

The Woodlands, Texas 77380

936-521-6900 - Office

**6.     Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

The Village of Decker Oaks Community Association, Inc.

c/o CMI Cares  
25211 Grogan's Mill Road, Suite 313  
The Woodlands, Texas 77380  
936-521-6900, ext. 109 – Office  
936.247.5210 - Direct  
Email: [info@cmicare.net](mailto:info@cmicare.net)

7. **Fees Related to Property Transfer:**

Transfer fee: \$350.00  
Resale Certificates: \$200.00 - \$375.00 (valid for 30 days from issuance)  
Updated Resale Certificate: (no charge for 30 days); \$75.00 for 180 days  
Certified Statement of Account (Transfer Fee): \$250.00  
Refinance Statement of Account: \$75.00  
Rush Fee: (Less than 3 business days) \$100.00; (24 Hours) \$125.00

8. **Association Website:**

[www.portal.cmicare.com](http://www.portal.cmicare.com)

9. **Other Optional Information:**

Management Company website:  
[www.cmicare.com](http://www.cmicare.com)

Executed this the 19<sup>th</sup> day of June, 2025.

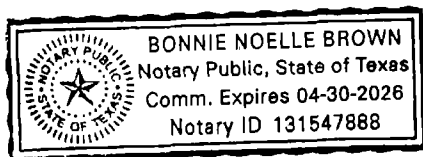
**The Village of Decker Oaks Community Association, Inc.**

By: Dawn Bates

Print Name: Dawn Bates

THE STATE OF TEXAS           §  
COUNTY OF MONTGOMERY   §

BEFORE ME, the undersigned notary public, on this the 19<sup>th</sup> day of June, 2025, personally appeared Dawn Bates, of **The Village of Decker Oaks Community Association, Inc.**, known to me to be the person whose name is subscribed to the foregoing instrument, and **acknowledged** to me that he/she executed the same for the purpose and in the capacity therein expressed.



Bonnie Noelle Brown  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**Disclaimer:** Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

**E-FILED FOR RECORD**

**07/10/2025 01:07PM**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**07/10/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas