

WESTOVER ESTATES HOMEOWNERS ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF COLLIN §

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Westover Estates Homeowners Association.

1. **Name of Subdivision:** Westover Estates
2. **Name of the Association:** Westover Estates Homeowners Association.
3. **Recording Data for the Subdivision:** Westover Estates, (see Exhibit A, Official Records of Collin County, Texas.
4. **Recording data for the Declaration and Declaration Amendments**
Documents: 19940510000455190 (CC&R); 19970925000805130 (1st Amendment);
19961014000892110 (1st Supplement); 20221117000184 (2nd Amendment);
2024000067149 (2nd Supplement)
5. **Name and Mailing address of the Association:** Westover Estates Homeowners Association, 6009 W. Parker Rd Suite #149-340, Plano, TX 75093
6. **Name, mailing address, phone number and email for designated representative:**
Westover Estates HOA
Attn: Susan Valesano
6009 W. Parker Rd. Suite 149-340
Plano, TX 75093
972-333-4743
westoverestateshoa@gmail.com
7. **Website address where all dedicatory instruments can be found:**
www.westoverestates.org
8. **Fees charged by Association related to a property transfer:**
Resale Certificate: \$250
Rush fees to expedite Resale Certificate delivery in advance of 10 business day requirement: \$100

This management certificate is filed of record in Collin County, Texas by the Treasurer for the association. The association is currently self-managed. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is soon

IN WITNESS WHEREOF, the Association has caused this Management Certificate to be executed by its duly authorized agent as of the date first above written.

**WESTOVER ESTATES HOMEOWNERS
ASSOCIATION, INC.,**
a Texas non-profit corporation

By: Debra L Mino
Name: Debra Mino
Title: Secretary

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Debra L. Mino, Secretary of Westover Estates Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 12 day of March, 2025

P. T. Pondi
Notary Public, State of Texas
8 / 23 / 25
My Commission Expires

AFTER RECORDING RETURN TO:
Westover Estates HOA
Attn: Susan Valesano
6009 W. Parker Rd Suite 149-340
Plano, TX 75093

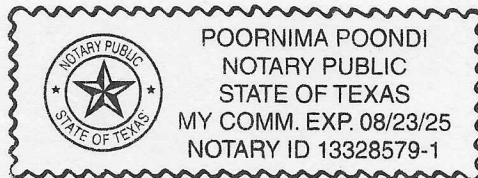
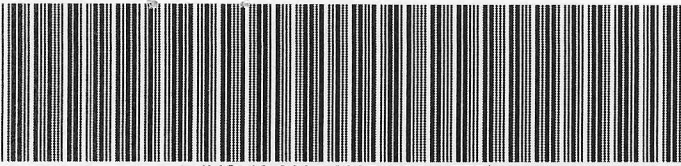


Exhibit "A"

1. Plat of Record: Vol, Page 229, 230 and Vol , Page 421 and 422, Plat Records of Collin County, TX
2. Articles of Incorporation of Westover Estates Homeowners Association, Filed in the Office of the Secretary of State, April 18, 1994
3. Declaration of Covenants, Conditions and Restrictions filed of record as Instrument No 94-9045519 & 0089211 of Westover Estates Homeowners Association filed on record, Real Property Records of Collin County, Texas, as amended.
4. 1st Amendment to the Declaration of Covenants, Conditions and Restrictions, Instrument 97-0080513. Dated 09/25/1997
5. Certificate and Memorandum of Recording of Association Documents for the Westover Estates Homeowners Association, providing public notice for the Articles of Incorporation and By-Laws for Westover Estates Homeowners Association. Filed for Record in Collin County, TX, Instrument # 00-0001066, Dated 01/06/2000.
6. First Supplement to the Certificate and Memorandum of Recording of Association Documents – 12 Guidelines and Policies mandated by Texas Property Code 202.006. Instrument 20200521000747780 Dated 5/21/2020
7. 2nd Amendment to the Declaration of Covenants, Conditions and Restrictions, Instrument 2022000166384 Dated Nov. 17, 2022
8. Second Supplement to the Certificate and Memorandum of Recording of Association Documents for the Westover Estates Homeowners Association (First Amendment to the Covenant Enforcement and Fining Policy) File for Record in Collin County, TX, Instrument # 2024000067149 Dated June 4, 2024



VG-48-2025-2025000041772

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2025000041772

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: April 08, 2025 03:38 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** **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: 2025000041772
Receipt Number: 20250408000665
Recorded Date/Time: April 08, 2025 03:38 PM
User: Natasha M
Station: Station 1

Record and Return To:

WESTOVER ESTATES HOMEOWNERS
6009 W. PARKER RD, SUITE 149-340
PLANO TX 75093



STATE OF TEXAS
Collin County

**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 Public Records of Collin County, Texas**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX