

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**WOODSHORE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §

§

COUNTY OF BRAZORIA §

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WOODSHORE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Woodshore;
- (2) the name of the Association is Woodshore Homeowners Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Brazoria County, Texas, as follows:
  - (a) Woodshore, Section One, under Document No. 2014029857;
  - (b) Woodshore, Section Two, under Document No. 2015047625;
  - (c) Woodshore, Section Three, under Document No. 2016033904;
  - (d) Woodshore, Section Four, under Document No. 2017056467;
  - (e) Woodshore, Section Five, under Document No. 2019056704;
  - (f) Woodshore, Section Six, under Document No. 2021056709;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Brazoria County, Texas, as follows:
  - (a) Declaration of Covenants, Conditions and Restrictions for Woodshore Residential Areas, under Document No. 2014044225;
  - (b) Declaration of Protective Covenants, under Document No. 2014049861;
  - (c) Declaration of Annexation, Woodshore, Section 2, under Document No. 2015058107;
  - (d) Declaration of Annexation, Woodshore, Section 3, under Document No. 2016062695;
  - (e) Declaration of Annexation, Woodshore, Section 4, under Document No. 2017060365;
  - (f) Declaration of Annexation, Woodshore, Section 5, under Document No. 2020002608;

- (g) Supplemental Declaration of Covenants, Conditions and Restrictions, Woodshore, Section 5, under Document No. 2020002609;
- (h) First Amendment to Declaration of Covenants, Conditions and Restrictions for Woodshore Residential Areas, under Document No. 2015027484;

(5) the name and mailing address of the Association is:

- (a) Woodshore Homeowners Association, Inc., c/o KPM Management, P.O. Box 6333, Katy, Texas 77491

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) KPM Management, P.O. Box 6333, Katy, Texas 77491;
- (b) (281) 685-3090;
- (c) MGMT@KPMmanagement.com;

(7) The Association's website address is:

<https://woodshorehoa.org/>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Transfer Fee - \$285.00;
- (b) Refinance Fee - \$100.00;
- (c) Resale Certificate - \$350.00;
- (d) 24 Hour Expedited Fee - \$100.00;
- (e) Capitalization Fee - Equivalent to then-current assessment amount at the time of purchase;
- (f) Foundation Fee - .25% of purchase price;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 22 DAY OF DECEMBER, 2021.

By: [Signature], on behalf of  
KPM Management, Managing Agent for  
Woodshore Homeowners Association, Inc.

GREG HENRY  
Print Name

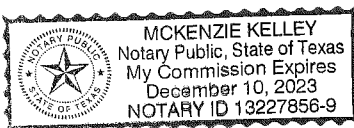
STATE OF TEXAS                   §  
   §  
COUNTY OF BRAZORIA       §

BEFORE ME, the undersigned authority, on this day personally appeared Greg Henry, of KPM Management, Managing Agent for Woodshore Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 22 day of December, 2021.

[Signature]  
Notary Public, State of Texas

**E-RECORDED BY:**  
HOLT & YOUNG, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024



## FILED and RECORDED

Instrument Number: 2021084669

Filing and Recording Date: 12/28/2021 11:34:57 AM Pages: 4 Recording Fee: \$34.00

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, which appears to read "Joyce Hudman".

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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.***

ccclerk-regina