



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
PROPERTY OWNERS ASSOCIATION OF VANBROOKE**

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Property Owners Association of Vanbrooke ("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: The name of the subdivision is Vanbrooke.
2. Name of Association: The name of the Association is Property Owners Association of Vanbrooke.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "A" SAVE AND EXCEPT the 10.43 acre tract described by metes and bounds on Exhibit "B" attached to the "Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Vanbrooke" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2021006571 (which said Exhibit "A" is incorporated herein by reference).
 - b. Vanbrooke, Section One (1), a subdivision comprised of 43.40 acres of land in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20180022 of the Plat Records of Fort Bend County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Vanbrooke, Section Two (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20190040 of the Plat Records of Fort Bend County, Texas, and all amendments to or replats of said maps or plats, if any.
 - d. Vanbrooke, Section Three (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210004 of the Plat Records of Fort Bend County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Vanbrooke.
- (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Vanbrooke.
- (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Vanbrooke.
- (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Vanbrooke.
- (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Vanbrooke.
- (6) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Vanbrooke, Section Two (2) a Subdivision in Fort Bend County, Texas.
- (7) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Vanbrooke, Section Two (2) a Subdivision in Fort Bend County, Texas.
- (8) Second Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Vanbrooke, Section Two (2) a Subdivision in Fort Bend County, Texas.
- (9) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Vanbrooke, Section Three (3) a Subdivision in Fort Bend County, Texas.

b. Recording Information:

- (1) Fort Bend County Clerk's File No. 2018019692.
- (2) Fort Bend County Clerk's File No. 2018052000.
- (3) Fort Bend County Clerk's File No. 2018110604 and re-recorded under Clerk's File No. 2019025542.
- (4) Fort Bend County Clerk's File No. 2019078505.
- (5) Fort Bend County Clerk's File No. 2021000657.
- (6) Fort Bend County Clerk's File No. 2019059579 and re-recorded under Clerk's File No. 2019060362.
- (7) Fort Bend County Clerk's File No. 2019078492.
- (8) Fort Bend County Clerk's File No. 2019144010.
- (9) Fort Bend County Clerk's File No. 2021029522.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Property Owners Association of Vanbrooke c/o Principal Management Group of Houston, 4700 West Sam Houston Parkway North, Suite 100, Houston, Texas 77041.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: PMG Conveyance Department, Principal Management Group of Houston. Address: 4700 West Sam Houston Parkway North, Suite 100, Houston, Texas 77041. Phone No.: 713.329.7100. Email Address: webmaster@pmghouston.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.townsq.io.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
New Account Set Up Fee	\$ 65.00
Resale Certificate Fee	\$ 340.00
Resale Certificate Update Fee	\$ 75.00
Legacy Account Closure Fee	\$ 220.00
Refinance Statement of Account	\$ 75.00
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation	\$175.00 1 day expedite; \$125.00 3 day expedite
PMG Transfer Fee	\$ 220.00
Operating Fund Capitalization Fee [Declaration Article V, Section 5.7]	Each owner, (other than the Developer, a Declarant or a Builder as defined in the Declaration) upon acquiring title to a lot, shall pay an Operating Fund Capitalization Fee in an amount equal to 50% of the then-current Annual Assessment. The current Operating Fund Capitalization Fee is \$450.00. For future years, the Operating Fund Capitalization Fee amount must be confirmed with the Association.
Reserve Fund Capitalization Fee [Declaration Article V, Section 5.8]	Upon transfer of ownership of a lot by a builder only, the lot is subject to a Reserve Fund Capitalization Fee in an amount equal to 1/4 th of the then-current Annual Assessment. The current Reserve Fund Capitalization Fee is \$225.00. For future years, the

	Reserve Fund Capitalization Fee amount must be confirmed with the Association.
Administrative Fee [Declaration Article V, Section 5.9]	An Administrative Fee will be charged in connection with the sale of a lot in the amount not to exceed 1/3 rd of the Annual Assessment. The current Administrative Fee is \$300.00. For future years, the Administrative Fee amount must be confirmed with the Association.
Adopt A School Assessment [Declaration Article V, Section 5.10]	The Adopt A School Assessment is as follows: (a) upon first transfer of a lot from a builder to a purchaser, \$100.00 to be paid by the builder/seller and \$100.00 to be paid by the purchaser; and (b) upon each subsequent transfer, the purchaser is required to pay a sum equal to 1/4 th of the then-current Annual Assessment. The current Adopt a School Assessment is (a) \$200.00 or (b) \$225.00. For future years, the Adopt a School Assessment must be confirmed with the Association.
Community Enhancement Fee [Declaration Article V, Section 5.22]	Any purchaser of a lot other than the Developer, the Declarant, or a Builder (as those terms are defined in the Declaration) must pay a Community Enhancement Fee in the amount \$950.00.

Executed on this 23 day of February, 2024.

**PROPERTY OWNERS ASSOCIATION
OF VANBROOKE**

By: Principal Management Group of Houston,
Managing Agent



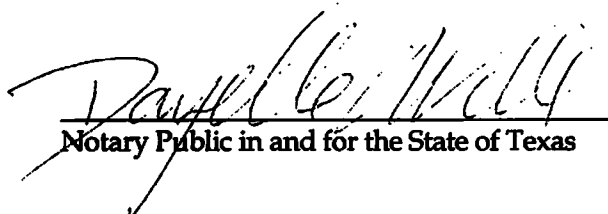
Rachel Richmond, Community Director

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report all 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 23 day of January, 2024 personally appeared Rachel Richmond, Community Director for Principal Management Group of Houston, Managing Agent for Property Owners Association of Vanbrooke, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.


 Notary Public in and for the State of Texas

