PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Stewart's Forest Homeowners Association, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Document and Name of Subdivision	Recording Data for Document	Recording Data for Subdivision
Declaration of Covenants, Conditions and Restrictions (Stewart's Forest, Sections One through Four)	Montgomery County Clerk's File No. 2002-131228	As stated in said Declaration
First Amendment to Declaration of Covenants, Conditions and Restrictions (Stewart's Forest, Sections One through Four)	Montgomery County Clerk's File No. 2004-010596	Clerk's File Nos. 2003-130861, 2003-140350, 2003-140525, 2003-140527, Map or Plat Records, Montgomery County, Texas; and as stated in said First Amendment
Declaration of Annexation (Stewart's Forest, Section 6)	Montgomery County Clerk's File No. 2004-114881	Clerk's File No. 2004-133788, Map or Plat Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Annexation (Stewart's Forest, Sections 7 and 8)	Montgomery County Clerk's File No. 2006-021768	Clerk's File Nos. 2006-142527 and 2006-142524, Map or Plat Records, Montgomery County, Texas; and as stated in said Declaration
Ratification of Declaration Annexation (Stewart's Forest, Section 6)	Montgomery County Clerk's File No. 2006-021769	As stated in said Declaration
Declaration of Annexation (Stewart's Forest, Sections Five and Ten)	Montgomery County Clerk's File No. 2006-064845	Clerk's File No. 2007-032864 and 2006-142526, Map or Plat Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Annexation (Stewart's Forest, Section 9)	Montgomery County Clerk's File No. 2014-083750	Clerk's File No. 2015-094123, Map or Plat Records, Montgomery County, Texas; and as stated in said Declaration
Declaration of Annexation (Stewart's Forest, Section 1A)	Montgomery County Clerk's File No. 2021171682	Clerk's File No. 2023009622, Map or Plat Records, Montgomery County, Texas; and as stated in said Declaration

Articles of Incorporation and By-Laws	Montgomery County Clerk's File No. 2004-090552	As stated in said Declarations
First Amendment to By-Laws	Montgomery County Clerk's File No. 2012018965	As stated in said Declarations
First Amendment to By-Laws (re-recorded)	Montgomery County Clerk's File No. 2020100123	As stated in said Declarations
Second Amendment to By-Laws	Montgomery County Clerk's File No. 2020109583	As stated in said Declarations
Builder Guidelines: Design Guidelines and Construction Standards for Single-Family Residences	Montgomery County Clerk's File No. 2013098862	As stated in said Declarations
First Amendment to Builder Guidelines-Design Guidelines and Construction Standards for Single-Family Residences	Montgomery County Clerk's File No. 2016043309	As stated in said Declarations
Second Amendment to Builder Guidelines-Design Guidelines and Construction Standards for Single-Family Residences	Montgomery County Clerk's File No. 2020099971	As stated in said Declarations
Third Amendment to Builder Guidelines-Design Guidelines and Construction Standards for Single-Family Residences	Montgomery County Clerk's File No. 2022123212	As stated in said Declarations
Priority of Payments and Alternative Payment Schedule Guidelines	Montgomery County Clerk's File No. 2011101731	As stated in said Declarations
Records Retention, Production and Copying Policy	Montgomery County Clerk's File No. 2011101732	As stated in said Declarations
United States, State of Texas and United States Armed Forces Flag Display Guidelines	Montgomery County Clerk's File No. 2013110322	As stated in said Declarations
Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines	Montgomery County Clerk's File No. 2013110323	As stated in said Declarations

Adjacent Lot Use Guidelines	Montgomery County Clerk's File No. 2013110324	As stated in said Declarations
Solar Energy Devices Guidelines	Montgomery County Clerk's File No. 2013110325	As stated in said Declarations
Rainwater Harvesting System Guidelines	Montgomery County Clerk's File No. 2013110326	As stated in said Declarations
Shingle Criteria	Montgomery County Clerk's File No. 2013110327	As stated in said Declarations
Standby Electric Generator Guidelines	Montgomery County Clerk's File No. 2016028802	As stated in said Declarations
Religious Display Guidelines	Montgomery County Clerk's File No. 2021125021	As stated in said Declarations
Swimming Pool Enclosure Guidelines	Montgomery County Clerk's File No. 2021125022	As stated in said Declarations
Security Measures Guidelines	Montgomery County Clerk's File No. 2021125023	As stated in said Declarations
209 Hearing Guidelines	Montgomery County Clerk's File No. 2021125024	As stated in said Declarations
Bid Procedure for Contracts Exceeding $50,000 Guidelines	Montgomery County Clerk's File No. 2021125025	As stated in said Declarations
First Amended and Restated Security Measures Guidelines	Montgomery County Clerk's File No. 2023001944	As stated in said Declarations
Park Rental Policy - 2023	Montgomery County Clerk's File No. 2023087272	As stated in said Declarations
Second Amended and Restated Security Measures Guidelines	Montgomery County Clerk's File No. 2026107589	As stated in said Declarations

Name and Mailing Address for Association

Stewart's Forest Homeowners Association, Inc.
c/o VanMor Properties, Inc.
7102 Glen Chase Court
Houston, Texas 77095

Name and Mailing Address of Person Managing the Association or its Designated Representative

VanMor Properties, Inc.
7102 Glen Chase Court
Houston, Texas 77095

Telephone Number to contact the Association

(832) 593-7300

Email Address to contact the Association

kourtnie@vanmor.com

Association Website

stewartsforesthoa.org

Transfer of Title Fees

Transfer Fee:	$350.00
Resale Certificate Fee:	$375.00
Updated Resale Certificate Fee (within 180 days):	$75.00
Questionnaire:	$375.00
Refinance Fee:	$100.00
Rush Fee:	$100.00
Statement of Account/Payoff Request/Quote Fee:	$75.00

Executed on this the 9th day of October, 2026.

Stewart's Forest Homeowners Association, Inc., a Texas non-profit corporation, acting by and through its managing agent, VanMor Properties, Inc.

Kourtnie Gipson

Kourtnie Gipson, Association Manager

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 9th day of October, 2026, by Kourtnie Gipson, Association Manager of VanMor Properties, Inc., the managing agent for Stewart's Forest Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said entity.

Theresa Graves
Notary Public, State of Texas

When recorded return to:
Hoover Slovacek LLP
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056



Doc #: 2026108894
Pages 6

E-FILED FOR RECORD
10/13/2026 02:09PM



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.

10/13/2026

