

**KOLBE FARMS COMMUNITY ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE - HARRIS COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, KOLBE FARMS COMMUNITY ASSOCIATION, INC., certifies as to the following:

1. The name of the subdivision is:

**KOLBE FARMS**

2. The name of the association is:

**KOLBE FARMS COMMUNITY ASSOCIATION, INC.**

3. The recording data for the subdivision is:

**Declaration of Covenants, Conditions and Restrictions                      20150122261**

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

**Affidavit of Property Owner's Association    RP-2016-498928**

- **Certificates of Filing and Formation**
- **Bylaws**
- **Assessment Collection Policy**
- **Association Documents Inspection and Copying Policy**
- **Association Documents Retention Policy**
- **Declarant's Adoption of Bylaws and Policies**

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

**N/A**

6. The mailing address for the association is as follows:

**KOLBE FARMS COMMUNITY ASSOCIATION, INC.**  
c/o Vision Communities Management  
5757 Alpha Road, Ste. 680  
Dallas, Texas 75240

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

**Vision Communities Management**

**5757 Alpha Road, Ste. 680  
Dallas, Texas 75240  
Phone: (972) 612-2302  
Email: [info@vcmtexas.com](mailto:info@vcmtexas.com)**

8. The website address on which the association's dedicatory instruments are available:

[www.vcmtexas.com](http://www.vcmtexas.com) and follow the "Find My Community" link

9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate:	\$340.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Transfer Fee to management company:	\$250.00
Covenant Inspection Fee	\$200.00
Capitalization Fee:	50% of the amount of the regular annual assessment then in effect, rounded up to the nearest dollar.

EXECUTED as of 1/27, 2025.

Vision Communities Management as  
managing agent for the association

By (signature):

Name (printed):

Estella Sanchez

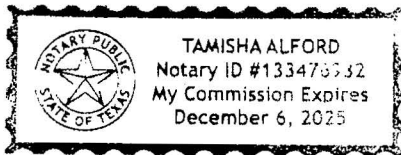
Title:

Transition and Development Coordinator

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 27 day of January, 2025, by Estella Sanchez (name), the Coordinator (title) authorized agent for Vision Communities Management.



Tamisha Alford  
Notary Public – The State of Texas

**After Recording, Please Return To:**  
**Vision Communities Management**  
**5757 Alpha Road, Suite 680**  
**Dallas, TX 75240**

RP-2025-29096

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# Pages 4  
01/28/2025 09:42 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2025-29096