

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by The Meadows at Imperial Oaks Homeowners' Association, 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:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Master Declaration of Covenants, Conditions and Restrictions for The Meadows at Imperial Oaks	Montgomery County Clerk's File No. 2007-064155	As stated in said Declaration
First Amendment to Master Declaration of Covenants, Conditions and Restrictions for The Meadows at Imperial Oaks	Montgomery County Clerk's File No. 2023057971	As stated in said Declaration
Imperial Oaks Park, Section Twelve Supplemental Declaration of Restrictions, Covenants and Conditions	Montgomery County Clerk's File No. 2007-118093	Cabinet Z, Sheet 773, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Imperial Oaks Park, Section Twelve A Supplemental Declaration of Restrictions Covenants and Conditions	Montgomery County Clerk's File No. 2007-118094	Cabinet Z, Sheet 776, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Imperial Oaks Park, Section Fourteen Supplemental Declaration of Restrictions, Covenants and Conditions	Montgomery County Clerk's File No. 2007-118095	Cabinet Z, Sheet 771, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section One Supplemental Declaration of Restrictions, Covenants and Conditions	Montgomery County Clerk's File No. 2014093221	Cabinet Z, Sheet 3041, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section Two Supplemental Declaration of Restrictions, Covenants and Conditions	Montgomery County Clerk's File No. 2014093222	Cabinet Z, Sheet 3044, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section Three Supplemental Declaration of Restrictions, Covenants and Conditions	Montgomery County Clerk's File No. 2014093223	Cabinet Z, Sheet 3048, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 4 Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2016029281	Cabinet Z, Sheet 3813, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 5 Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2018032141	Cabinet Z, Sheets 4986-4988, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration

Meadows at Imperial Oaks, Section 6, Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2018061906	Cabinet Z, Sheets 5169-5171, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 7 Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2017070230	Cabinet Z, Sheet 4641, Plat Records of Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 8 Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2019120209	Cabinet Z, Sheets 6039-6040, Plat Records of Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 10 Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2021007769	Cabinet Z, Sheets 6939-6941, Plat Records of Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 9 Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2018086725	Cabinet Z, Sheets 5149-5151, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 11 Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2020133812	Cabinet Z, Sheets 6747-6748, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 13 Supplemental Declaration of Restrictions, Covenants and Conditions	Montgomery County Clerk's File No. 2019096780	Cabinet Z, Sheets 6041-6043, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 14, Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2021064695	Cabinet Z, Sheets 7275-7276, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 15 Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2022016818	Cabinet Z, Sheets 8183-8184, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 16 Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2022049125	Cabinet Z, Sheets 8313-8315, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 17 Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2023075112	Cabinet Z, Sheets 9633-9635, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 18 Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2025012711	Cabinet AA, Sheets 1333-1334, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration

Meadows at Imperial Oaks, Section 19 Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2022049126	Cabinet Z, Sheets 8316-8317, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 20 Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2024007260	Cabinet AA, Sheets 0233-0234, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 21 Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2023075116	Cabinet Z, Sheets 9636-9639, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 22 Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2024129427	Cabinet AA, Sheets 1277-1279, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Meadows at Imperial Oaks, Section 23 Supplemental Declaration of Restrictions, Covenants, and Conditions	Montgomery County Clerk's File No. 2025012712	Cabinet AA, Sheets 1330-1332, Plat Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Articles of Incorporation; Certificate of Amendment to Change Name to The Meadows at Imperial Oaks Homeowners' Association; and Bylaws (Instrument to Record Dedicatory Instruments)	Montgomery County Clerk's File No. 2008-105141	As stated in said Declarations
First Amendment to Bylaws	Montgomery County Clerk's File No. 2019037507	As stated in said Declarations
Builder Guidelines	Montgomery County Clerk's File No. 2012042300	As stated in said Declarations
Builder Guidelines revised August 29, 2019	Montgomery County Clerk's File No. 2019102585	As stated in said Declarations
Builder Guidelines revised December 31, 2019	Montgomery County Clerk's File No. 202005882	As stated in said Declarations
Builder Guidelines revised August 6, 2020	Montgomery County Clerk's File No. 2020087761	As stated in said Declarations
Builder Guidelines revised May 4, 2021	Montgomery County Clerk's File No. 2021072030	As stated in said Declarations
Builder Guidelines revised April 11, 2022	Montgomery County Clerk's File No. 2022057461	As stated in said Declarations
Builder Guidelines revised July 31, 2023	Montgomery County Clerk's File No. 2023077507	As stated in said Declarations
Builder Guidelines revised January 15, 2025	Montgomery County Clerk's File No. 2025009638	As stated in said Declarations

Priority of Payments and Alternative Payment Schedule Guidelines	Montgomery County Clerk's File No. 2011113412	As stated in said Declarations
Records Production and Copying Policy	Montgomery County Clerk's File No. 2011113413	As stated in said Declarations
Document Retention Policy	Montgomery County Clerk's File No. 2011113414	As stated in said Declarations
Guidelines and Criteria (Solar Energy Devices, Display of Flags of the United States, State of Texas and any branch of the United States Military, Rainwater Harvesting Systems and Shingles)	Montgomery County Clerk's File No. 2011113415	As stated in said Declarations
United States, States of Texas, and United States Armed Forces Flag Display Guidelines	Montgomery County Clerk's File No. 2013134432	As stated in said Declarations
Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines	Montgomery County Clerk's File No. 2013134433	As stated in said Declarations
Adjacent Lot Use Guidelines	Montgomery County Clerk's File No. 2013134434	As stated in said Declarations
Assignment of Declarant Rights, Powers and Interest	Montgomery County Clerk's File No. 2014093220	As stated in said Declarations
Standby Electric Generator Guidelines	Montgomery County Clerk's File No. 2016042089	As stated in said Declarations
Fitness Training/Boot Camp Rules and Regulations	Montgomery County Clerk's File No. 2018041609	As stated in said Declarations
Certificate of Adoption of Fining and Enforcement Procedures for Violations of the Governing Documents	Montgomery County Clerk's File No. 2020120913	As stated in said Declarations
Religious Display Guidelines	Montgomery County Clerk's File No. 2021118882	As stated in said Declarations
Swimming Pool Enclosure Guidelines	Montgomery County Clerk's File No. 2021118883	As stated in said Declarations
Security Measures Guidelines	Montgomery County Clerk's File No. 2021118884	As stated in said Declarations
209 Hearing Guidelines	Montgomery County Clerk's File No. 2021111885	As stated in said Declarations
Bid Procedure for Contracts Exceeding \$50,000 Guidelines	Montgomery County Clerk's File No. 2021118886	As stated in said Declarations
Pool Rules and Lake Rules	Montgomery County Clerk's File No. 2022057456	As stated in said Declarations

Wood Fence Staining and Sealant  
Policy

Montgomery County Clerk's  
File No. 2022076835

As stated in said Declarations

Construction Deposit Policy

Montgomery County Clerk's  
File No. 2024006835

As stated in said Declarations

Name and Mailing Address for Association

The Meadows at Imperial Oaks Homeowners' Association  
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

amanda@vanmor.com

Association Website

www.meadowsatimperialoaks.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

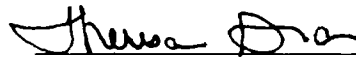
Executed on this the 15th day of May, 2025.

The Meadows at Imperial Oaks Homeowners  
Association, a Texas non-profit corporation, acting by  
and through its managing agent, VanMor Properties,  
Inc.

  
Amanda Putman, Association Manager

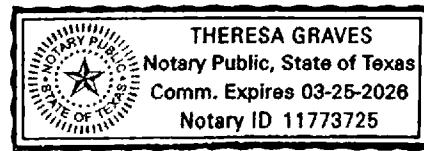
STATE OF TEXAS               §  
  §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on the 15th day of May, 2025, by Amanda Putman, Association Manager with VanMor Properties, Inc., the managing agent for The Meadows at Imperial Oaks Homeowners Association, a Texas non-profit corporation, on behalf of said entity.



Notary Public, State of Texas

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



**E-FILED FOR RECORD**

**05/16/2025 09:06AM**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

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.

**05/16/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas