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Kind: CERTIFICATE
Filed: 02/26/2025 at 12:12:21 PM
Fee Amt: \$33.00 Page 1 of 3
Wharton, TX
Barbara Svatek County Clerk
File# 2025-00001032

BK **1375** PG **61-63**

MANAGEMENT CERTIFICATE
(Wharton Lakes)

THE STATE OF TEXAS §
 §
COUNTY OF WHARTON §

1. The name of the subdivision is Wharton Lakes Section One.
2. The name of the association is Wharton Lakes Homeowners Association, Inc.
3. The recording data for the subdivision is attached hereto as **Exhibit "A"** and incorporated herein by reference.
4. The recording data for the Declaration of Covenants, Conditions and Restrictions for Wharton Lakes Section One is Instrument No. 2024-00002184 in the Office of the County Clerk of Wharton County, Texas.
5. The recording data for the Bylaws for Wharton Lakes Homeowners Association, Inc. is Instrument No. BK 1375 pg 44 in the Office of the County Clerk of Wharton County, Texas.
File# 2025-00001031
6. The mailing address of the person managing the association is:

Wharton Lakes HOA, Inc.
c/o VanMor Properties, Inc.
7102 Glen Chase Court
Houston, Texas 77095
7. Name, Mailing Address and Telephone Number of Person Managing the Association or its Designated Representative

VanMor Properties, Inc.
7102 Glen Chase Court
Houston, TX 77095
832-593-7300
8. Email Address and Website to Contact the Association
susan@vanmor.com
whartonlakes.org
9. Transfer of Title Fees
Transfer Fee: \$350.00
Resale Certificate Fee \$375.00
Updated Resale Certificate Fee (within 180 days) \$75.00

EXECUTED this 20th day of February 2025.

WHARTON LAKES HOMEOWNERS
ASSOCIATION, INC.

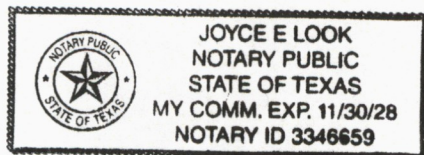
By:

B. J. Jarrard
Brian Jarrard, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 20th day of February 2025 by Brian Jarrard, President of Wharton Lakes Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

[Seal]



Joyce E. Look
Notary Public—State of Texas

EXHIBIT "A"

The Property

The Property shall mean and refer to WHARTON LAKES, SECTION ONE, more fully shown on the plat thereof recorded under Slide No. 3355-3356, and in Book 1339, Pages 786-787, of the Map Records of Wharton County, Texas, and any additional properties made subject to the terms hereof pursuant to the annexation provisions set forth herein.

✓
WHARTON CITY OF
120 E CANEY
WHARTON, TX 77488

STATE OF TEXAS COUNTY OF WHARTON
I, hereby certify that this document was filed on the date
and time stamped and was recorded
on 02/26/2025 12:12 PM

2025-00001032

Barbara Swatek



COUNTY CLERK, Wharton County, Texas
By: *[Signature]* Deputy