

**MANAGEMENT CERTIFICATE
FOR VENTANA LAKES COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for VENTANA LAKES COMMUNITY ASSOCIATION, INC. (hereinafter the "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(s):

The name of the Subdivisions are Ventana Lakes and Ventana Lakes East.

2. Name of Association:

The name of the Association is Ventana Lakes Community Association, Inc.

3. Recording Data for the Subdivision(s):

The recording data for the Subdivision is recorded with the Official Public Records of Harris County, Texas, along with any supplements, amendments, and replats, if any, as follows:

Ventana Lakes:

- (a) Ventana Lakes, Sec 1, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. 20130544037 in the Official Public Records of Harris County, Texas;
- (b) Ventana Lakes, Sec 2, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. 20130544040 in the Official Public Records of Harris County, Texas;
- (c) Ventana Lakes, Sec 3, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. 20130544042 in the Official Public Records of Harris County, Texas;
- (d) Ventana Lakes, Sec 4, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. 20140491098 in the Official Public Records of Harris County, Texas;
- (e) Ventana Lakes, Sec 5, a subdivision located in Harris County, Texas according to the map

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or plat recorded in File No. 20140466680 in the Official Public Records of Harris County, Texas;

- (f) Ventana Lakes, Sec 6, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. 20140466694 in the Official Public Records of Harris County, Texas;
- (g) Ventana Lakes, Sec 7, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. 20150178160 in the Official Public Records of Harris County, Texas;
- (h) Ventana Lakes, Sec 8, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. 20150178161 in the Official Public Records of Harris County, Texas;
- (i) Ventana Lakes, Sec 9, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. 20150472428 in the Official Public Records of Harris County, Texas;
- (j) Ventana Lakes, Sec 10, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. 20150472429 in the Official Public Records of Harris County, Texas;
- (k) Ventana Lakes, Sec 11, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2016-63249 in the Official Public Records of Harris County, Texas;
- (l) Ventana Lakes, Sec 12, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2017-159128 in the Official Public Records of Harris County, Texas;
- (m) Ventana Lakes, Sec 12, Amending Plat No. 1, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2018-154940 in the Official Public Records of Harris County, Texas;
- (n) Ventana Lakes, Sec 13, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2017-159135 in the Official Public Records of Harris County, Texas;
- (o) Ventana Lakes, Sec 14, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2017-311193 in the Official Public Records of Harris County, Texas;
- (p) Ventana Lakes, Sec 15, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2017-351628 in the Official Public Records of Harris County, Texas; and

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- (q) Ventana Lakes, Sec 16, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2021-574387 in the Official Public Records of Harris County, Texas;

Ventana Lakes East

- (a) Ventana Lakes East, Sec 1, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2019-244418 in the Official Public Records of Harris County, Texas;
- (b) Ventana Lakes East, Sec 1 AMENDING PLAT NO 1, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2019-538372 in the Official Public Records of Harris County, Texas;
- (c) Ventana Lakes East, Sec 2, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2019-296292 in the Official Public Records of Harris County, Texas;
- (d) Ventana Lakes East, Sec 3, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2020-67386 in the Official Public Records of Harris County, Texas;
- (e) Ventana Lakes East, Sec 4, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. 20140491098 in the Official Public Records of Harris County, Texas;
- (f) Ventana Lakes East, Sec 5, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2020-93391 in the Official Public Records of Harris County, Texas;
- (g) Ventana Lakes East, Sec 5, AMENDING PLAT NO 1, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2021-41705 in the Official Public Records of Harris County, Texas;
- (h) Ventana Lakes East, Sec 6, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2020-289445 in the Official Public Records of Harris County, Texas;
- (i) Ventana Lakes East, Sec 7, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2020-493411 in the Official Public Records of Harris County, Texas;
- (j) Ventana Lakes East, Sec 7, AMENDING PLAT NO 1, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2021-417052 in the Official Public Records of Harris County, Texas;

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- (k) Ventana Lakes East, Sec 8, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. 20150178161 in the Official Public Records of Harris County, Texas; and
- (l) Ventana Lakes East, Sec 8, AMENDING PLAT NO 1, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP 2021-41705 3 in the Official Public Records of Harris County, Texas.

4. **Recording Data for the Declaration:***

The recording data for the Declaration is recorded with the Official Public Records of Harris County, Texas, as follows:

- (a) Ventana Lakes Master Covenant recorded under Document No. 20140112506, Official Public Records of Harris County, Texas.
- (b) Ventana Lakes Development Area Declaration [Residential] recorded under Document No. 20140114173, Official Public Records of Harris County, Texas.
- (c) Ventana Lakes Notice of Applicability [Residential] recorded under Document No. 20140115108, Official Public Records of Harris County, Texas.
- (d) Ventana Lakes, Notice of Applicability [Residential], [Sections 4, 5, and 6], under Clerk's File No. 20150123608;
- (e) Ventana Lakes, Notice of Applicability [Residential], [Sections 7 and 8], under Clerk's File No. 20150385771;
- (f) Ventana Lakes, Notice of Applicability [Residential], [Sections 9, 10, and 11], under Clerk's File No. RP-2016-166934;
- (g) Ventana Lakes, Notice of Applicability [Residential], [Sections 12, 13, 14, and 15], under Clerk's File No. RP-2017-53658;
- (h) Ventana Lakes, First Amendment to Development Area Declaration [Residential], under Clerk's File no. RP-2017-331418;
- (i) Ventana Lakes, Notice of Additional Land to Ventana Lakes Master Covenant, under Clerk's File No. RP-2019-12906;
- (j) Ventana Lakes Notice of Applicability [Residential], [Ventana Lakes East, Section 1 and Section 2], under Clerk's File No. RP-2019-503545;
- (k) Ventana Lakes Notice of Applicability [Residential], [Ventana Lakes East, Section 3 and

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Section 4], under Clerk's File No. RP-2020-229780;

(l) Ventana Lakes Notice of Applicability [Residential], [Ventana Lakes East, Section 5, Section 6, Section 7, and Section 8], under Clerk's File No. RP-2020-629231;

(m) Notice of Withdrawal of Land, Ventana Lakes, Section 16, under Clerk's File No. RP-2022-275808

5. **Name and Mailing Address of the Association:**

The name and mailing address of the Association is as follows:

Ventana Lakes Community Association, Inc.
c/o Inframark, LLC
2002 W. Grand Parkway N., Suite 100,
Katy, Texas 77449

6. **The Contact Information for the Association's Designated Representative:**

The contact information of the designated representative of the Association is as follows:

- (a) Inframark, LLC
2002 W. Grand Parkway N., Suite 100,
Katy, Texas 77449
- (b) (346) 333-8699
- (c) communitymanagement@inframark.com

7. **Association Website:**

[https://home.inframark.com/login?c=\(608\)](https://home.inframark.com/login?c=(608))

8. **Optional Information:**

None

9. **The Amount and Description of the Fees and Other Charges Charged by the Association Property Transfer:**

D.R. Horton Special Builder Package:

Transfer Fee:	\$225.00
Builder package:	\$250.00

Resident-to-Resident Transfer

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Transfer Fee:	\$275.00
Refinance Fee:	\$150.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee:	\$75.00
Rush Fee:	
(i) 1-day rush	(i) \$185.00
(ii) 3-day rush	(ii) \$150.00
(iii) 5-day rush	(iii) \$125.00
Capitalization Fee:	100% of then-current Regular Assessment

10. Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

[Certification on following page.]

Executed this the 14 day of June, 2024.

**VENTANA LAKES COMMUNITY
ASSOCIATION, INC.**

By: Managing Agent for Ventana Lakes
Community Association, Inc.

By: Amanda England

Position: Director of Community
Management

THE STATE OF TEXAS

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COUNTY OF MONTGOMERY

This instrument was acknowledged before me on this the 14 day of June, 2024, by Amanda England, Managing Agent for Ventana Lakes Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in the capacity therein expressed.

Sharon Ann Griffith

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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Pages 8
06/18/2024 01:27 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$49.00

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

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