

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Alden Woods 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:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for Alden Woods, Section One (1)	Harris County Clerk's File No. 20140348963	Film Code No. 671049, Map Records, Harris County, Texas; and as stated in said Declaration
Correction Amendment to Declaration of Covenants, Conditions and Restrictions for Alden Woods	Harris County Clerk's File No. RP-2018-265461	As stated in said Declaration
First Amendment to Declaration of Covenants, Conditions and Restrictions for Alden Woods	Harris County Clerk's File No. RP-2023-232383	As stated in said Declaration
By-Laws	Harris County Clerk's File No. RP-2020-496713	As stated in said Declaration
Amended and Restated By- Laws	Harris County Clerk's File No. RP-2021-517537	As stated in said Declaration
Religious Display Guidelines	Harris County Clerk's File No. RP-2021-506310	As stated in said Declaration
Swimming Pool Enclosure Guidelines	Harris County Clerk's File No. RP-2021-506311	As stated in said Declaration
Security Measures Guidelines	Harris County Clerk's File No. RP-2021-506312	As stated in said Declaration
209 Hearing Guidelines	Harris County Clerk's File No. RP-2021-506313	As stated in said Declaration
Bid Procedure for Contracts Exceeding \$50,000 Guidelines	Harris County Clerk's File No. RP-2021-506314	As stated in said Declaration

Name and Mailing Address for Association

Alden Woods 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

jimmy@vanmor.com

Association Website

comwebportal.com

Transfer of Title Fees

Transfer Fee:	\$350.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee (after 30 days):	\$125.00
Questionnaire:	\$375.00
Refinance Fee:	\$100.00
Rush Fee:	\$100.00
Capitalization Fee:	50% of assessment from first homeowner only

Executed on this the 22 day of October, 2024.

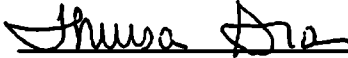
Alden Woods Homeowners Association, Inc., a
Texas non-profit corporation, acting by and
through its managing agent, VanMor Properties,
Inc.



Jimmy Vandagriff, Association Manager

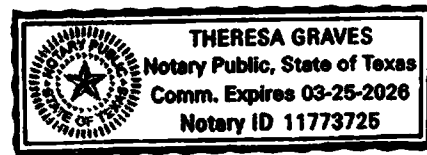
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 2 day of October, 2024, by Jimmy Vandagriff, Association Manager with VanMor Properties, Inc., the managing agent for Alden Woods Homeowners Association, Inc., 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



RP-2024-366703
Pages 4
10/03/2024 10:51 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-2024-366703