

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
FOR
WESTLAKE COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Westlake Community Improvement Association, Inc., 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 Westlake Community Improvement Association, Inc.:

1. Name of Subdivision: Westlake.
2. Name of Association: Westlake Community Improvement Association, Inc.
3. Recording Data for the Subdivision: Westlake Forest, Sections One and Two, a Subdivision in Harris County, Texas, as recorded under Volume 197, Page 32, Map Records, Harris County, Texas; Volume 268, Page 61, Volume 268, Page 70, and Volume 305, Page 16 (Section Two Correction Plat), Map Records, Harris County.
4. Recording Data for the Declaration:
 - a.) Westlake, Section One (1) Restrictions recorded under Harris County Clerk's File No. D743694 in the Official Public Records of Real Property of Harris County, Texas.
 - b.) Annexation Agreement Westlake Forest, Sections One and Two recorded under Harris County Clerk's File No. F674584 in the Official Public Records of Real Property of Harris County, Texas.
 - c.) Westlake Forest, Sections One and Two Restrictions recorded under Harris County Clerk's File No. F674585 in the Official Public Records of Real Property of Harris County, Texas.
 - d.) Westlake, Section One (1) Affidavit of Maintenance Charges and Assessment Liens recorded under Harris County Clerk's File No. H988337 in the Official Public Records of Real Property of Harris County, Texas.
 - e.) Proposed Amendment to the Westlake Deed Restrictions recorded under Harris County Clerk's File No. M639723 in the Official Public Records of Real Property of Harris County, Texas.
 - f.) Proposed Amendment to the Westlake Deed Restrictions recorded under Harris County Clerk's File No. M639724 in the Official Public Records of Real Property of Harris County, Texas.
5. Name and Mailing Address of the Association is: Westlake Community Improvement Association, Inc., c/o Inframark Management Services, 2002 West Grand Parkway North, Ste. 100, Katy, Texas 77449.

6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Inframark Management Services, 2002 West Grand Parkway North, Ste. 100, Katy, Texas 77449.
7. Telephone Number to Contact the Association is: Westlake Community Improvement Association, Inc., c/o Inframark Management Services (281) 870-0585.
8. Email Address to Contact the Association: CommunityManagment@Inframark.com
9. The Association's website may be found at: <https://home.vantaca.com/?c=776>
10. Fees charged by the Association upon the sale or transfer of Property:
- a. Resale Certificate: \$350.00 or more, not to exceed the maximum allowable rate.
 - b. Rush Fee for Resale Certificate: \$185.00 if needed within 24 hours, \$150.00 if needed within 3 days, and \$125.00 if needed within five (5) days.
 - c. Updated Certificate: after 30 days of issuance of the original \$75.00.
 - d. Certified Statement of Account (Transfer Fee) \$300.00.
 - e. Refinance Statement of Account \$100.00
 - f. Statement of Account Fee: \$50.00.

Executed on this the 19 day of August 2024.

WESTLAKE COMMUNITY IMPROVEMENT
ASSOCIATION, INC.

By: 
Melissa Klak, Managing Agent

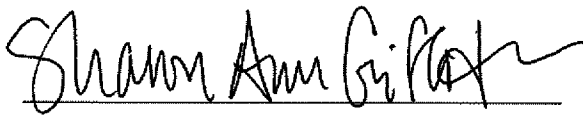
THE STATE OF TEXAS

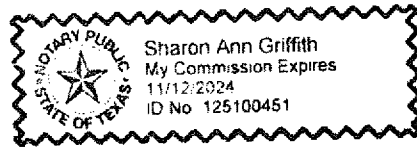
COUNTY OF HARRIS

§
§
§

ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 19 day of August 2024 personally appeared Melissa Klak, Managing Agent of Westlake Community Improvement Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

BSG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TX 77479

RP-2024-303414
Pages 4
08/20/2024 11:16 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-2024-303414