

BEAMER VILLAS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE - HARRIS COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **BEAMER VILLAS RESIDENTIAL COMMUNITY, INC.**, certifies as to the following:

1. The name of the subdivision is:

BEAMER VILLAS

2. The name of the association is:

BEAMER VILLAS RESIDENTIAL COMMUNITY, INC.

3. The recording data for the subdivision is:

Declaration of Covenants, Conditions and Restrictions for Beamer Villas, recorded in Document No. RP-2025-139297, Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Declaration").

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

Declaration of Covenants, Conditions and Restrictions for Beamer Villas, recorded in Document No. RP-2025-139297, Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Declaration").

Beamer Villas Community Manual, recorded in Document No. RP-2025-149389 Official Public Records of Harris County, Texas, as same may be amended and supplemented from time to time.

Beamer Villas Adoption of Working Capital Assessment, recorded in Document No. RP-2025-148599, Official Public Records of Harris County, Texas.

Beamer Villas Adoption of Reserve Fund Contribution, recorded in Document No. RP-2025-148585, Official Public Records of Harris County, Texas.

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

NA

6. The mailing address for the association is as follows:

BEAMER VILLAS RESIDENTIAL COMMUNITY, INC.
c/o Vision Communities Management, LLC
5757 Alpha Road, Ste. 680
Dallas, Texas 75240

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

Vision Communities Management, LLC
5757 Alpha Road, Ste. 680
Dallas, Texas 75240
Phone: (972) 612-2302
Email: info@vcmtexas.com

8. The website address on which the association's dedicatory instruments are available:

<https://vcmtexas.com> (under "Find My Community" link)

9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate:	\$340.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Transfer Fee to management company:	\$250.00
Covenant Compliance Inspection Fee:	\$250.00
Working Capital Assessment:	\$500.00
Reserve Fund Contribution:	\$500.00

This Management Certificate amends and replaces all previously filed management certificates, including those management certificates in the Harris County real property records.

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

EXECUTED as of 6/19, 2025.

Vision Communities Management, LLC as
managing agent for the association

By (signature): Estella Sanchez

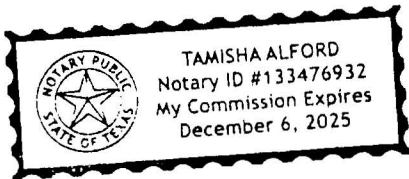
Name (printed): Estella Sanchez

Title: Transition and Development Coordinator

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 19 day of June, 2025, by Estella Sanchez (name), the Coordinator (title) authorized agent for Vision Communities Management, LLC.



Tamisha Alford
Notary Public – The State of Texas

After Recording, Please Return To:
Vision Communities Management, LLC
5757 Alpha Road, Suite 680
Dallas, TX 75240

RP-2025-237345
Pages 4
06/20/2025 01:11 PM
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-2025-237345