RP-2025-109780
03/27/2025 ER $37.00

RP-2025-109780

MANAGEMENT CERTIFICATE
OF
WHEATLEY OAKS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Wheatley Oaks Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Wheatley Oaks.

2. The name of the Association: Wheatley Oaks Residential Community, Inc., a Texas nonprofit corporation.

3. The recording data for the subdivision: All that certain real property located in Harris County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Wheatley Oaks, recorded in Document No. RP-2025-54878, Official Public Records of Harris County, Texas, as amended from time to time (the "**Declaration**").

4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.

5. The name and mailing address of the Association: Wheatley Oaks Residential Community, Inc., c/o Inframark, 2002 West Grand Parkway North, Suite 100, Katy, Texas 77449, Attn: Amanda England

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Wheatley Oaks Residential Community, Inc. c/o Inframark
Mailing Address:	2002 West Grand Parkway North, Suite 100, Katy, TX 77449
Attn:	Amanda England
Telephone Number:	(281) 870-0585
Email Address:	Amanda.England@inframark.com

7. Website to access the Association's dedicatory instruments: www.inframarkims.com

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment – One (1) year of Regular Assessments for the year in which the Lot is conveyed (New Home Owner only)

Transfer Fee – Builder to Resident - $225.00

Transfer Fee – Resident to Resident - $275.00

Resale Certificate Fee - $375.00

Updated Resale Certificate Fee - $75.00 after 30 days

Rush Fees:

$185.00 for 1 day rush
$150.00 for 3 day rush
$125.00 for 5 day rush

Refinance Fee - $100.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

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This Certificate is effective as of the 20th day of MARCH, 2025.

WHEATLEY OAKS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: _____
Printed Name: Daniel Rose
Title: President

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 20th day of MARCH, 2025, by Daniel Rose, President of WHEATLEY OAKS RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

Morgan B. Bowman
My Commission Expires
6/30/2026
Notary ID 133838436

_____
Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, TX 78701
Email: rburton@winstead.com

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ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Wheatley Oaks, recorded in Document No. RP-2025-54878, Official Public Records of Harris County, Texas, as the same may be amended from time to time.

    a) Correction and Ratification of Declaration of Covenants, Conditions and Restrictions for Wheatley Oaks, recorded in Document No. RP-2025-88010, Official Public Records of Harris County, Texas.

2. Wheatley Oaks Community Manual, recorded in Document No. 2025-104220, Official Public Records of Harris County, Texas, as same may be amended and supplemented from time to time.

3. Wheatley Oaks Adoption of Working Capital Assessment, recorded in Document No. 2025-104128, Official Public Records of Harris County, Texas.

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Pages 5

03/27/2025 08:37 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $37.00

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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.

COUNTY CLERK
HARRIS COUNTY, TEXAS