

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**VENTANA LAKES COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

This Property Owners' Association Management Certificate is being recorded by Ventana Lakes Community Association, Inc., a Texas non-profit corporation (the "Association"), in compliance with the terms of Chapter 209.004 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

1. **Name of Subdivisions:** 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., a Texas nonprofit corporation.
3. **Recording Data for the Subdivisions:**

**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 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;

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- (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
- (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;
- (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-

2021-417053 in the Official Public Records of Harris County, Texas.

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

- (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 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:**

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

**6. Name, mailing address, telephone number, and email address of the Association's Designated Representative:**

(a) Inframark, LLC, 2002 W. Grand Parkway N., Suite 100, Katy Texas 77449;

(b) (346) 333-8699;

(c) CustomerCare@inframark.com

**7. Website:**

<https://inframarkims.com>;

**8. Fees charged by the Association relating to a property transfer in the Subdivision:**

**D.R. Horton Special Builder Package:**

(a) Transfer Fee - \$225.00

(b) Builder Package - \$250.00

**Resident to Resident Transfer:**

(a) Transfer Fee - \$275.00;

(b) Refinance Fee - \$150.00;

(c) Resale Certificate Fee - \$375.00;

(d) Updated Resale Certificate Fee - \$75.00;

(e) Rush Fee:

(i) \$185.00 for 1-day rush;

(ii) \$150.00 for 3-day rush;

(iii) \$125.00 for 5-day rush;

(f) Capitalization Fee - 100% of then-current Regular Assessment.

**9. 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.**

[SIGNATURE PAGE FOLLOWS]

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SIGNED THIS 4 DAY OF December, 2023

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

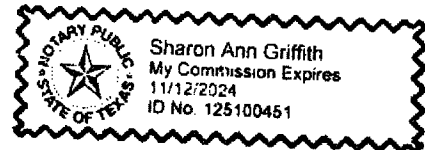
Amanda England  
Print Name

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned authority, on this day personally appeared Amanda England, for Ventana Lakes Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 4 day of Dec., 2023.

Sharon Ann Griffith  
Notary Public, State of Texas



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12/05/2023 12:13 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$42.00

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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