

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Tuscany Community 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, Tuscany, Section One	Harris County Clerk's File No. U501968	Film Code No. 447006 in the Map Records of Harris County, Texas; and as stated in said Declaration
First Amendment to Declaration of Covenants, Conditions and Restrictions, Tuscany, Section One	Harris County Clerk's File No. 20090041596	As stated in said Amendment
Supplemental Declaration, Tuscany, Section Two	Harris County Clerk's File No. V361295	Film Code No. 491111 in the Map Records of Harris County, Texas; and as stated in said Declaration
Supplemental Declaration, Tuscany, Section Three	Harris County Clerk's File No. X070020	Film Code No. 541170 in the Map Records of Harris County, Texas; and as stated in said Declaration
Supplemental Declaration, Tuscany, Section Four	Harris County Clerk's File No. 2007059663	Clerk's File No. 2007059663 in the Plat or Map Records of Harris County, Texas; and as stated in said Declaration
Articles of Incorporation and By-Laws	Harris County Clerk's File No. X034847	As stated in said Declaration and Supplemental Declarations
First Amendment to By-Laws	Harris County Clerk's File No. 20080146569	As stated in said Declaration and Supplemental Declarations
Second Amendment to By- Laws	Harris County Clerk's File No. RP-2017- 359327	As stated in said Declaration and Supplemental Declarations
Priority of Payments and Alternative Payment Schedule Guidelines	Harris County Clerk's File No. 20110499100	As stated in said Declaration and Supplemental Declarations

Records Retention, Production, and Copying Policy	Harris County Clerk's File No. 20110499102	As stated in said Declaration and Supplemental Declarations
United States, State of Texas and United States Armed Forces Flag Display Guidelines	Harris County Clerk's File No. 20130515572	As stated in said Declaration and Supplemental Declarations
Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines	Harris County Clerk's File No. 20130515573	As stated in said Declaration and Supplemental Declarations
Adjacent Lot Use Guidelines	Harris County Clerk's File No. 20130515574	As stated in said Declaration and Supplemental Declarations
Solar Energy Devices Guidelines	Harris County Clerk's File No. 20130515575	As stated in said Declaration and Supplemental Declarations
Rainwater Harvesting System Guidelines	Harris County Clerk's File No. 20130515576	As stated in said Declaration and Supplemental Declarations
Shingle Criteria	Harris County Clerk's File No. 20130515577	As stated in said Declaration and Supplemental Declarations
Standby Electric Generator Guidelines	Harris County Clerk's File No. RP-2016-54037	As stated in said Declaration and Supplemental Declarations
Religious Display Guidelines	Harris County Clerk's File No. RP-2021-567027	As stated in said Declaration and Supplemental Declarations
Swimming Pool Enclosure Guidelines	Harris County Clerk's File No. RP-2021-567028	As stated in said Declaration and Supplemental Declarations
Security Measures Guidelines	Harris County Clerk's File No. RP-2021-567029	As stated in said Declaration and Supplemental Declarations
209 Hearing Guidelines	Harris County Clerk's File No. RP-2021-567030	As stated in said Declaration and Supplemental Declarations
Bid Procedure for Contracts Exceeding \$50,000 Guidelines	Harris County Clerk's File No. RP-2021-567031	As stated in said Declaration and Supplemental Declarations

Audio and Video Recording
of Meetings

Harris County Clerk's
File No. RP-2022-8010

As stated in said Declaration and
Supplemental Declarations

Name and Mailing Address for Association

Tuscany Community 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

Susan Vandagriff
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

susan@vanmor.com

Association Website

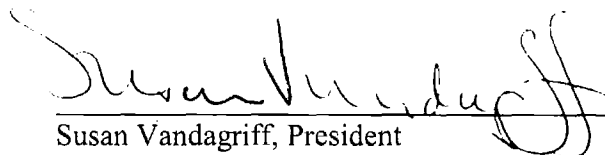
tuscanyca.com

Transfer of Title Fees

Transfer Fee:	\$250.00
Resale Certificate Fee:	\$250.00
Updated Resale Certificate Fee:	\$75.00
Refinance Fee:	\$100.00

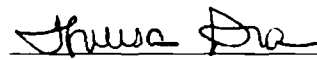
Executed on this the 2nd day of October, 2023.

Tuscany Community Association, Inc., a
Texas non-profit corporation, acting by and
through its managing agent, VanMor
Properties, Inc.

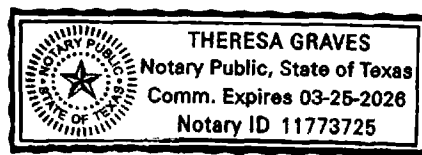

Susan Vandagriff, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 2nd day of October, 2023, by
Susan Vandagriff, President of VanMor Properties, Inc., the managing agent for Tuscany
Community 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-2023-379132
Pages 5
10/03/2023 11:05 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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-2023-379132