

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Champions Crossing Homeowners 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 for Champions Crossing	Harris County Clerk's File No. Y876031 and re-recorded under File No. Z121369	Film Code Nos. 588013 (Section 1), 588020 (Section 2), 603123 (Section 3), 603126 (Section 4), Map Records, Harris County, Texas; and as stated in said Declaration
Restated Declaration of Covenants, Conditions and Restrictions for Champions Crossing	Harris County Clerk's File No. 20060121505	As stated in said Declaration
By-Laws	Harris County Clerk's File No. Y887740	As stated in said Declarations
First Amendment to Bylaws	Harris County Clerk's File No. 20110471846	As stated in said Declarations
Second Amendment to Bylaws	Harris County Clerk's File No. RP-2020-576726	As stated in said Declarations
Priority of Payments and Alternative Payment Schedule Guidelines	Harris County Clerk's File No. 20110516869	As stated in said Declarations
Document Retention Policy	Harris County Clerk's File No. 20110516870	As stated in said Declarations
Records Production and Copying Policy	Harris County Clerk's File No. 20110516871	As stated in said Declarations
Guidelines and Criteria (Solar Energy Devices, Display of Flags of the United States, State of Texas and any branch of the United States Military, Rainwater Harvesting Systems and Shingles)	Harris County Clerk's File No. 20110516872	As stated in said Declarations

United States, State of Texas and United States Armed Forces Flag Display Guidelines	Harris County Clerk's File No. 20130629353	As stated in said Declarations
Drought-Resistant Landscaping and Water- Conserving Natural Turf Guidelines	Harris County Clerk's File No. 20130629354	As stated in said Declarations
Adjacent Lot Use Guidelines	Harris County Clerk's File No. 20130629355	As stated in said Declarations
Standby Electric Generator Guidelines	Harris County Clerk's File No. RP-2016-212501	As stated in said Declarations
Religious Display Guidelines	Harris County Clerk's File No. RP-2021-486627	As stated in said Declarations
Swimming Pool Enclosure Guidelines	Harris County Clerk's File No. RP-2021-486628	As stated in said Declarations
Security Measures Guidelines	Harris County Clerk's File No. RP-2021-486629	As stated in said Declarations
209 Hearing Guidelines	Harris County Clerk's File No. RP-2021-486630	As stated in said Declarations
Bid Procedure for Contracts Exceeding \$50,000 Guidelines	Harris County Clerk's File No. RP-2021-486631	As stated in said Declarations

Name and Mailing Address for Association

Champions Crossing Homeowners 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

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

www.championscrossinghoa.com

Transfer of Title Fees

Transfer Fee:	\$350.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee (within 180 days):	\$75.00
Questionnaire:	\$375.00
Refinance Fee:	\$100.00
Rush Fee:	\$100.00
Statement of Account/Payoff Request/Quote:	\$75.00

Executed on this the 1<sup>st</sup> day of January, 2025.

Champions Crossing Homeowners Association, Inc., a Texas non-profit corporation, acting by and through its managing agent, VanMor Properties, Inc.

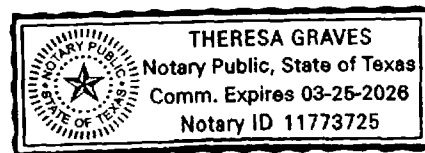
Susan Vandagriff  
Susan Vandagriff, President

STATE OF TEXAS       §  
                                      §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 6<sup>th</sup> day of January, 2025, by Susan Vandagriff, President of VanMor Properties, Inc., the managing agent for Champions Crossing Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said entity.

Theresa Graves  
Notary Public, State of Texas

When recorded return to:  
Hoover Slovacek LLP  
Galleria Tower II  
5051 Westheimer Rd., Suite 1200  
Houston, Texas 77056



RP-2025-7126  
# Pages 4  
01/08/2025 09:09 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-2025-7126