

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
COMMUNITY ASSOCIATION OF CHAMPION WOODS ESTATES

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Community Association of Champion Woods Estates, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Champion Woods Estates and Avery at Champion Woods.
2. Name of Association: The name of the Association is Community Association of Champion Woods Estates.
3. Recording Data for the Subdivision:

Champion Woods Estates, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 605233 of the Map records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Champion Woods Estates, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 605236 of the Map records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Champion Woods Estates, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 638004 of the Map records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Champion Woods Estates, Section Three (3) Partial Replat No. 1, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 657199 of the Map records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Champion Woods Estates Commercial Property, an unrecorded subdivision in Harris County, Texas, described by metes and bounds in Exhibit "A" attached to the "Declaration of Covenants, Conditions,

Restrictions and Easements for Champion Woods Estates Commercial Property" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20100153270.

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Covenants, Conditions, Restrictions and Easements for Champion Woods Estates.
- (2) First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Champion Woods Estates.
- (3) Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Champion Woods Estates.
- (4) Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Champion Woods Estates.
- (5) Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Champion Woods Estates.
- (6) Fifth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Champion Woods Estates.
- (7) Sixth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Champion Woods Estates.
- (8) Annexation and Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Champion Woods Estates, Section Three (3) Partial Replat No. 1 a Subdivision in Harris County, Texas (also known as Avery at Champion Woods).
- (9) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Champion Woods Estates, Section Three (3) Partial Replat No. 1 a Subdivision in Harris County, Texas (also known as Avery at Champion Woods).
- (10) Declaration of Covenants, Conditions, Restrictions and Easements for Champion Woods Estates Commercial Property.
- (11) First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Champion Woods Estates Commercial Property.

b. Recording Information:

- (1) Harris County Clerk's File No. 20060272354.
- (2) Harris County Clerk's File No. 20070086648.
- (3) Harris County Clerk's File No. 20070215575.
- (4) Harris County Clerk's File No. 20070445623.

- (5) Harris County Clerk's File No. 20100481696.
- (6) Harris County Clerk's File No. 20140231661.
- (7) Harris County Clerk's File No. 20140544830.
- (8) Harris County Clerk's File No. 20130518406.
- (9) Harris County Clerk's File No. 20140083880.
- (10) Harris County Clerk's File No. 20100153270.
- (11) Harris County Clerk's File No. 20130044168.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Community Association of Champion Woods Estates c/o CMC, Chaparral Management Company, Inc., P.O. Box 681007, Houston, Texas 77268-1007.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Tammy Evans c/o CMC, Chaparral Management Company. Address: P.O. Box 681007, Houston, Texas 77268-1007. Phone No.: 281.537.0957. Email Address: cmc@chaparralmanagement.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://portal.chaparralmanagement.com/?c=0016>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 175.00
Transfer Fee	\$ 275.00
Capitalization Fee (Declaration Article VII, Section 7.8) (The Reserve)	Capitalization Fee is an amount equal to 50% of the amount of the Annual Assessment. The Capitalization Fee for 2021 is \$909.92. For future years, the Capitalization Fee amount must be confirmed with the Association.
Capitalization Fee (Declaration Article VII, Section 7.8) (The Retreat)	Capitalization Fee is an amount equal to 50% of the amount of the Annual Assessment. The Capitalization Fee for 2021 is \$568.70. For future years, the Capitalization Fee amount must be confirmed with the Association.

Capitalization Fee (Declaration Article VII, Section 7.8) (The Avery)	Capitalization Fee is an amount equal to 50% of the amount of the Annual Assessment. The Capitalization Fee for 2021 is \$909.92. For future years, the Capitalization Fee amount must be confirmed with the Association.
Capitalization Fee (Declaration Article VII, Section 7.8) (The Estates)	Capitalization Fee is an amount equal to 50% of the amount of the Annual Assessment. The Capitalization Fee for 2021 is \$454.96. For future years, the Capitalization Fee amount must be confirmed with the Association.
Capitalization Fee (Declaration Article VII, Section 7.8) (Commercial Reserve C)	Capitalization Fee is an amount equal to 50% of the amount of the Annual Assessment. The Capitalization Fee for 2021 is \$269.53. For future years, the Capitalization Fee amount must be confirmed with the Association.
Capitalization Fee (Declaration Article VII, Section 7.8) (Commercial Reserve B)	Capitalization Fee is an amount equal to 50% of the amount of the Annual Assessment. The Capitalization Fee for 2021 is \$844.80. For future years, the Capitalization Fee amount must be confirmed with the Association.

Resale certificates/statement accounts information may be found at www.homewisedocs.com.

Executed on this 1st day of December, 2021.

**COMMUNITY ASSOCIATION OF
CHAMPION WOODS ESTATES**

By: CMC, Chaparral Management Company, Inc.,
Managing Agent

By: Jennifer Wynne

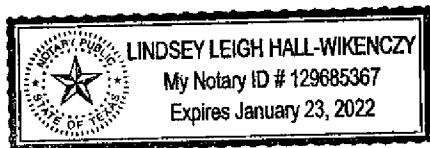
Printed: Jennifer Wynne

Its: Director of Operations

*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.

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 1st day of December, 2021 personally appeared Jennifer Wynnen, Director of Operations of CMC, Chaparral Management Company, Inc., Managing Agent for Community Association of Champion Woods Estates, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Lindsey Leigh Hall-Wikenczy
Notary Public in and for the State of Texas

RP-2021-687659
Pages 6
12/01/2021 04:19 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

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-2021-687659