

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for

Community Association of Champion Woods Estates

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Champion Woods Estates and Avery at Champion Woods. (c) Dec

2. **Name of the Association:** 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 FilmCode No. 605233 of the Map records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. W

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

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

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. W

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, 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. W

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

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 to 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 to 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

(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. 20060272554.
- (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 to. 20130518406.
- (9) Harris County Clerk's FileNo. 20140083880.
- (10) Harris County Clerk's File No. 20100153270.
- (11) Harris County Clerk's File to. 20130044168.

5. Name and Mailing Address of the HOA:

Community Association of Champion Woods Estates c/o SBB Management Company, LLC 12801 N. Central Expressway Suite 1401 Dallas, TX 75243

6. Name, Mailing Address, Phone Number and Email for designated representative:

SBB Management Company, LLC
2801 N. Central Expressway
Suite 1401
Dallas, TX 75243
972-960-2800
support@sbbmanagement.com

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7. Website Address for Accessing Dedicatory Instruments:

www.sbbmanagement.com use the "find my community" search bar to locate the community webpage.

8. Fees charged by Association related to property transfer:

- Resale Certificate - \$375.00
- Transfer Fee - \$340.00
- Resale Certificate Update Fee - \$75.00
- 1 Business Day Rush - \$360.00
- 3 Business Day Rush - \$ 260.00
- 5 Business Day Rush - \$160.00
- 7 Business Day Rush - \$ 75.00
- Amenity device deactivation fee - \$20.00

This management certificate is filed of record in HARRIS, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By Vanessa Burch, Managing Agent for Community Association of Champion Woods Estates
Duly Authorized Agent
Signed: March 25, 2025

2022

STATE OF TEXAS §

§
COUNTY OF ^{Dallas} ~~HARRIS~~ §

This Instrument was signed before me on 03/26/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

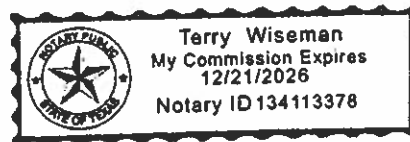
Terry Wiseman

Notary Public in and for the State of Texas

Notary Printed Name: Terry Wiseman

My Commission Expires: 12/21/2026

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AFTER RECORDING RETURN TO:
SBB Management Company, LLC
12801 N. Central Expressway
Suite 1401
Dallas, TX 75243



<Notary Stamp Above>

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

3:54:11 PM

Monday, April 21, 2025

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, April 21, 2025



Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS