

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
PONDEROSA PARK HOMEOWNERS ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Ponderosa Park Homeowners Association, a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is Ponderosa Park Townhomes.
2. Name of Association: The name of the Association is Ponderosa Park Homeowners Association.
3. Recording Data for the Subdivision:

Map recorded on January 26, 2004, as File No. X350883, Volume 550053, Instrument Page 1, Film Code, 58112584, of the Real Property Records of Harris County, Texas.
4. Recording Data for the Declaration*:
 - a. Declaration of Covenants, Conditions, Restrictions and Easements of Ponderosa Park Townhomes recorded on December 7, 2004, as Document No. RP-2004-110790, of the Real Property Records of Harris County, Texas; and
 - b. Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of Ponderosa Park Townhomes recorded on August 7, 2015, as Document No. RP-2015-356854, of the Real Property Records of Harris County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Ponderosa Park Homeowners Association, c/o Chaparral Management Company, 6630 Cypresswood Drive, Suite 100, Spring, Texas, 77379.
6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:

Valerie Overbeck
Chaparral Management Company
6630 Cypresswood Drive, Suite 100
Spring, Texas 77379
Phone: (281) 537-0957
Email: voverbeck@chaparralmanagement.com

7. The Association's Dedicatory Instruments are Available to Members Online at:
https://portal.chaparralmanagement.com/Home_v2/Login/1000.
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$375.00
Resale Certificate Update Fee	\$75.00
Transfer Fee	\$275.00
1 Business Day Rush Fee to Expedite a Resale	\$300.00
3 Business Day Rush Fee to Expedite a Resale	\$200.00
5 Business Day Rush Fee to Expedite a Resale	\$100.00
Compliance Inspection Fee	\$168.00

*Resale Certificates may be requested by Chaparral Management Company, LLC at (281) 537-0957.

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

PONDEROSA PARK HOMEOWNERS ASSOCIATION,
a Texas nonprofit corporation

By: CHAPARRAL MANAGEMENT COMPANY, LLC.
its Managing Agent

By: Valerie Overbeck
Its: Managing Agent

*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. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 14th day of May 2024, personally appeared Valerie Overbeck, as President of Chaparral Management Company LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose and in the capacity therein expressed.

Sarah Suzanne Shaw
Notary Public in and for the State of Texas



RP-2024-176712
Pages 4
05/15/2024 11:35 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-2024-176712