

**PROPERTY OWNER ASSOCIATION  
MANAGEMENT CERTIFICATE  
FAIRWOOD HOMEOWNERS ASSOCIATION, INC.**

State of Texas            }  
                                  }  
County of Harris        }       **KNOW ALL MEN BY THESE PRESENTS:**

**Name of Subdivision:** FAIRWOOD

**Name of Association:** FAIRWOOD HOMEOWNERS ASSOCIATION, INC.

**Recording Data for Subdivision:**

FAIRWOOD, SECTION ONE being described as all Three Hundred Twenty (320) Lots described in the Plat of FAIRWOOD, SECTION ONE recorded in Volume 245, Page 44 of the Map Records of Harris County, Texas.

FAIRWOOD, SECTION TWO plat recorded at Volume 345, Page 78 of the Map Records of Harris County, Texas.

FAIRWOOD, SECTION THREE plat recorded at Film Code No. 358-104 of the Real Property Records of Harris County, Texas.

FAIRWOOD, SECTION FOUR plat recorded at Volume 346, Page 47 of the Map Records of Harris County, Texas.

FAIRWOOD, SECTION FIVE plat recorded at Film Code No. 353110 of the Real Property Records of Harris County, Texas.

FAIRWOOD, SECTION SIX plat recorded at Film Code No. 370143 of the Real Property Records of Harris County, Texas.

FAIRWOOD, SECTION SIX, Amended plat recorded at Volume 373, Page 113 of the Map Records of Harris County, Texas

FAIRWOOD, SECTION SIX, 2<sup>nd</sup> Amended plat recorded at Volume 376, Page 026 of the Map Records of Harris County, Texas

**Recording Data for Declaration:**

Declaration of Covenants and Restrictions Fairwood, Section One, a Subdivision in Harris County, Texas, recorded at County Clerk's File No. F099086, and Film Code No. 162-11-1616, et seq., Official Public Records of Real Property of Harris County, Texas;

Declaration of Covenants, Conditions and Restrictions Fairwood, Section Two, a Subdivision in Harris County, Texas, recorded at County Clerk's File No. M570348, and Film Code No. 172-75-0879, et seq.;

Declaration of Covenants, Conditions and Restrictions Fairwood, Section Three, a Subdivision in Harris County, Texas, recorded at County Clerk's File No. P673939, and Film Code No. 198-57-3617, et seq.;

Declaration of Covenants, Conditions and Restrictions Fairwood, Section Four, a Subdivision in Harris County, Texas, recorded at County Clerk's File No. M782759, and Film Code No. 185-75-1347, et seq.;

Declaration of Covenants, Conditions and Restrictions Fairwood, Section Five, a Subdivision in Harris County, Texas, recorded at County Clerk's File No. N826488, and Film Code No. 107-58-3332, et seq.;

Declaration of Covenants, Conditions and Restrictions Fairwood, Section Six, a Subdivision in Harris County, Texas, recorded at County Clerk's File No. R559116, and Film Code No. 505-20-0994, et seq.;

Supplement to Governing Documents, including Amendment to Bylaws, Amended Bylaws, Statutory Policies and Guidelines, Pool Rules, Park Rules, Pond Rules, and Parking Rules, recorded at County Clerk's File No. 20110539473, and Film Code No. 080-35-0561, et seq.;

Affidavit, including Architectural Guidelines, recorded at County Clerk's File No. 20130303301, and Film Code No. 087-56-0332, et seq.;

Certificate of Secretary, including Appointment of Vote Tabulators, recorded at County Clerk's File No. 20120344759, and File Code No. 083-31-0374, et seq.;

Resolution Regarding Confidentiality and Potential Conflicts of Interest, recorded at County Clerk's File No. 20150153944, and Film Code No. 094-48-0475, et seq.;

Supplement to Governing Documents, including Articles of Incorporation filed in the Office of the Secretary of State of Texas on October 19, 1977, recorded at County Clerk's File No. 20150262093, and Film Code No. 095-01-0777, et seq.;

Supplement to Governing Documents, including Statutory Policies and Guidelines for Amended Collection and Payment Plan, Standby Electric Generators, and Policy Regarding Ballots, Voting, and Recounts, recorded at County Clerk's File No. 20150492675, and Film Code No. 096-07-2290, et seq.;

Supplement to Governing Documents, Resolution Prohibiting Weapons, recorded at County Clerk's File No. RP-2017-204420;

Supplement to Governing Documents, including Amended and Restated ByLaws, recorded at County Clerk's File No. RP-2018-311880;

Cost Sharing Agreement for Medians on Grant Road, recorded at County Clerk's File No. RP-2018-311880;

Certified Resolutions for Adoption of Procedures and Guidelines for The Exercise of Architectural Review Authority Pursuant to Chapter 209 of the Texas Property Code, recorded at County Clerk's File No. RP-2021-677625;

Certified Resolutions for Adoption of Procedures and Guidelines for Conducting Hearings Pursuant to Chapter 209 of the Texas Property Code, recorded at County Clerk's File No. RP-2021-677626;

Certified Resolutions for Adoption of Contract Procurement Policy, recorded at County Clerk's File No. RP-2021-677627; and

Certified Resolutions for Adoption of Permitted Rules and Regulations Under Chapter 202 of the Texas Property Code, including Security Measure Regulations, Religious Item Display Regulations, and Swimming Pool Enclosure Regulations, recorded at County Clerk's File No. RP-2021-677628.

**Mailing Address of Association:** P.O. Box 681007, Houston, Texas 77268;

**Designated Representative:** Chaparral Management Company, LLC, 6630 Cypresswood Drive, Suite 100, Spring, Texas 77379; designated representative is Chaparral Management Company, LLC, 6630 Cypresswood Drive, Suite 100, Spring, Texas 77379; telephone: 281-537-0957; email: cmc@chaparralmanagement.com

**Registered Agent:** CMC, Chaparral Management Company, Inc., 6630 Cypresswood Drive, Suite 100, Spring, Texas 77379

**Association Information:** Located in Cypress (West) area of Harris County, Texas; Articles of Incorporation filed with Secretary of State October 19, 1997; Charter No. 0041788901.

**Fees:** Fee for Resale Certificate is \$375.00; Resale Certificate Update is \$75.00; Transfer Fee is \$275.00; Compliance Inspection (optional) is \$120.00; Fees for "Rush Service" - \$300.00 for 1 business day, \$200.00 for 3 business days, and \$100.00 for 5 business days.

This organization may also be reached via Treece Law Firm, P.C., 1020 Bay Area Boulevard, Suite 200, Houston, Texas 77058 – 281-667-3100, Michael J. Treece, Esq. mike@treecelaw.com.

Note: This Management Certificate does not list all dedicatory instruments and/or governing documents of the Association, and is not to be relied on as an exhaustive list. This Management Certificate is filed/recorded in compliance with the mandate of, and to meet the requirements of, Section 209.004 of the Texas Property Code.

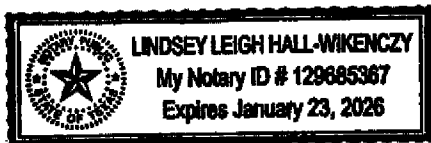
The Association's Dedicatory Instruments are available to members for viewing online at: [www.myfairwood.com](http://www.myfairwood.com)

EXECUTED this 16 day of May, 2022.

By: Valerie Overbeck  
Managing Agent for  
Fairwood Homeowners  
Association, Inc.

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

The foregoing instrument was acknowledged before me by the said Valerie Overbeck, in his/her capacity as Managing Agent for Fairwood Homeowners Association, Inc., on this 16<sup>th</sup> day of May, 2022, on behalf of said Association.



Lindsey Leigh Hall-Wikenczy  
Notary Public - State of Texas

Prepared by:  
Treece Law Firm, P.C.  
1020 Bay Area Blvd., Ste 200  
Houston, Texas 77058

RP-2022-256192  
# Pages 5  
05/16/2022 01:19 PM  
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-2022-256192