

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
ENCHANTED ESTATES COMMUNITY ASSOCIATION, INC.
(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

ENCHANTED ESTATES COMMUNITY ASSOCIATION, INC. (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's Managing Agent, submits this amended/updated Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificate(s) filed by the Association. The Association certifies as to the following:

1. The name of the Subdivision is ENCHANTED VALLEY ESTATES.
2. The name of the Association is ENCHANTED ESTATES COMMUNITY ASSOCIATION, INC.
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Harris County, Texas:

Enchanted Valley Estates, an unrecorded subdivision of a certain 156.8470 acres of land out of the Alexander Burnet Survey, Abstract No. 133, Harris County, Texas, as is reflected on an unrecorded plat of said subdivision dated October, 1975 prepared by Arnulfo de Anda, Registered Professional Engineer, and as reflected on an unrecorded replat of said subdivision dated October 28, 1977 prepared by Wilson Windle, Registered Professional Engineer, and as also described in the Declaration and in the First Amendment and Second Amendment (as Corrected) thereto described in "4" below.

4. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Deed Restrictions (Deed Records of Harris County, Texas):

- (i) Covenants, Conditions, and Restrictions of Enchanted Valley Estates, on file in the Deed Records of Harris County, Texas under Clerk's File No. E-871531.
 - (ii) First Amendment to Covenants, Conditions and Restrictions on file in the Deed Records of Harris County, Texas under Clerk's File No. F422047 (Film code 183-15-0853, *et. seq.*).
 - (iii) Second Amendment to Covenants, Conditions and Restrictions on file in the Deed Records of Harris County, Texas under Clerk's File No. K336507 (Film Code 034-67-0153, *et. seq.*).
 - (iv) Correction to Second Amendment to Covenants, Conditions, and Restrictions of Enchanted Valley Estates on file in the Deed Records of Harris County, Texas under Clerk's File No. M326759 (Film Code No. 157-67-2258 *et. seq.*).
5. The name and mailing address of the Association is: ENCHANTED ESTATES COMMUNITY ASSOCIATION, INC. C/O Chaparral Management Company, LLC, 1400 Broadfield Blvd., Suite 600, Houston, Texas 77084 (Attention: Ms. Wendy Golden, Manager).

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6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is: Chaparral Management Company, LLC, 1400 Broadfield Blvd., Suite 600, Houston, Texas 77084 (Attention: Ms. Wendy Golden, Manager), Telephone No. 281.463.1777 or 281.537.0957 and e-mail address info@scsmgmt.com or cmc@chaparralmanagement.com.
7. The website for Chaparral Management Company, LLC is www.scsmgmt.com or www.chaparralmanagement.com, and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on such website.
8. The Amount and Description of Fees Charged by the Association (and/or by its managing agent) relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of \$275.00 is charged; b) regarding a refinance, an administrative refinance fee in the amount of \$175.00 is charged; c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$375.00, and the fee for an updated Resale Certificate is \$75.00; and d) if a Resale Certificate is requested on an expedited basis, a fee for expediting is charged in the amount of: \$100.00 if needed within five days; \$200.00 if needed within three days; and \$300.00 if needed within one day. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.
9. Other information the Association considers appropriate is as follows: (i) the Association does not have a clubhouse or meeting room; (ii) meetings of the Association's Board of Directors, as well as meetings of the Association's membership, are generally held at a nearby location; and (iii) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

SIGNED on this the 29th day of September, 2021.

ENCHANTED ESTATES COMMUNITY ASSOCIATION,
INC. (a Texas Non-Profit Corporation)

By: Chaparral Management Company, LLC, a Texas Limited
Liability Company

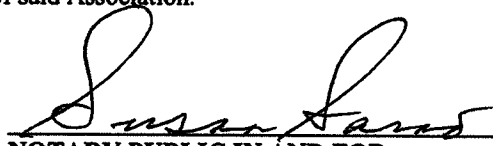
By: Cathy Jensen
CATHY JENSEN, Director of Client Services and Authorized
Representative of Chaparral Management Company, LLC,
Managing Agent for Enchanted Estates Community Association, Inc.

(Acknowledgment is Contained on Page 3 Hereof)

ACKNOWLEDGMENT

**THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

BEFORE ME, the undersigned notary public, on this the 29 day of September, 2021, personally appeared CATHY JENSEN, Director of Client Services and Authorized Representative of Chaparral Management Company, LLC, Managing Agent for ENCHANTED ESTATES COMMUNITY ASSOCIATION, INC. (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), and the Manager for the Association, a person known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed, on behalf of said Association.


**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

After recording, return to:
Chaparral Management Company, LLC
1400 Broadfield Blvd., Suite 600
Houston, Texas 77084



Enchanted Estates Community Association, Inc. - Management Certificate

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Pages 4
10/07/2021 12:53 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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

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