

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
LAKES AT NORTHPOINTE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §

COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Lakes at Northpointe Homeowners Association, Inc., 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 subdivisions are as follows: Lakes at
Northpointe, Section One (1).
Lakes at Northpointe, Section Two (2).
Lakes at Northpointe, Section Four (4).
Lakes at Northpointe, Section Five (5).
Lakes at Northpointe, Section Ten (10).
Lakes at Northpointe, Section Eleven (11).
Lakes at Northpointe, Section Twelve (12).
Lakes at Northpointe, Section Thirteen (13).
Enclave at Northpointe, Section One (1).
Enclave at Northpointe, Section Two (2).
Enclave at Northpointe, Section Three (3).
Enclave at Northpointe, Section Four (4).
Enclave at Northpointe, Section Five (5).
Enclave at Northpointe, Section Six (6).
Enclave at Northpointe, Section Seven (7).
2. Name of Association: The name of the Association is Lakes at Northpointe Homeowners Association, Inc.
3. Recording Data for the Subdivision:

Lakes at Northpointe, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 579050 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any,

Lakes at Northpointe, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 579054 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Lakes at Northpointe, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 604014 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Lakes at Northpointe, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 610195 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Lakes at Northpointe, Section Ten (10), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 638111 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Lakes at Northpointe, Section Eleven (11), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 612020 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Lakes at Northpointe, Section Twelve (12), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 644241 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Lakes at Northpointe, Section Thirteen (13), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 644243 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Enclave at Northpointe, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 660063 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Enclave at Northpointe, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 66006G of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Enclave at Northpointe, Section Three (3), a subdivision in Harris County, described by metes and bounds in Exhibit "A" attached to the document described below under 4.a.(11) and 4.b.(11).

Enclave at Northpointe, Section Four (4), a subdivision in Harris County, described by metes and bounds in Exhibit "A" attached to the document described below under 4.a.(11) and 4.b.(11).

Enclave at Northpointe, Section Five (5), a subdivision in Harris County, described by metes and bounds in Exhibit "A" attached to the document described below under 4.a.(11) and 4.b.(11).

Enclave at Northpointe, Section Six (6), a subdivision in Harris County, described by metes and bounds in Exhibit "A" attached to the document described below under 4.a.(12) and 4.b.(12).

Enclave at Northpointe, Section Seven (7), a subdivision in Harris County, described by metes and bounds in Exhibit "B" attached to the document described below under 4.a.(12) and 4.b.(12).

4. Recording Data for the Declaration:

a. Documents:

1. Declaration of Covenants, Conditions and Restrictions for Lakes at Northpointe.
2. Declaration of Annexation Lakes at Northpointe Section Four (4).
3. Declaration of Annexation Lakes at Northpointe Section Five
4. Declaration of Annexation Lakes at Northpointe Section Ten (10).
5. "Correction" Declaration of Annexation Lakes at Northpointe Section Eleven (11).
6. Declaration of Annexation Lakes at Northpointe Section Twelve (12).
7. Confirmation of Declaration of Annexation (Lakes at Northpointe, Sections 12 and 13).
8. Declaration of Annexation (Lakes at NorthPointe Homeowners Association, Inc.) Enclave at NorthPointe, Section 1.
9. Declaration of Annexation (Lakes at NorthPointe Homeowners Association, Inc.) Enclave at NorthPointe, Section 2.
10. Supplemental Declaration of Covenants, Conditions and Restrictions for Enclave at NorthPointe, Sections One (1) and Two (2).
11. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lakes at NorthPointe Annexing Additional Real Property (Proposed Enclave at Northpointe, Sections Three (3), Four (4) and Five (5)).

12. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lakes at NorthPointe Annexing Additional Real Property [Enclave at Northpointe, Sections Six (6) and Seven (7)].

b. Recording Information:

1. Harris County Clerk's File No. Y461112.
 2. Harris County Clerk's File No. Z163159.
 3. Harris County Clerk's File No. 20070436129.
 4. Harris County Clerk's File No. 20110102421.
 5. Harris County Clerk's File No. 20070526718.
 6. Harris County Clerk's File No. 20110117151.
 7. Harris County Clerk's File No. 20120172804.
 8. Harris County Clerk's File No. 20130468032.
 9. Harris County Clerk's File No. 20130468033.
 10. Harris County Clerk's File No. 20140038095.
 11. Harris County Clerk's File No. 20140529060.
 12. Harris County Clerk's File No. 2017-172618.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Lakes at Northpointe Homeowners Association, Inc. c/o Chaparral Management Company, LLC, P.O. Box 681007, Houston, Texas 77268-1007.
 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative: The name and mailing address of the designated representative of the Association is: Chaparral Management Company, LLC, P.O. Box 681007, Houston, Texas 77268-1007.
 7. Telephone Number to Contact the Association: The telephone number to contact Lakes at Northpointe Homeowners Association, Inc. is 281-537-0957.
 8. Website for the Association: <https://portal.chaparralmanagement.com/?c=0015>
 9. Fees for the Association:

Description	Fee
Resale Certificate Fee	\$375.00
Resale Certificate Update	\$75.00
Compliance Inspection (optional)	\$120.00
Transfer Fee	\$275.00
Fees for "Rush Service"	\$350.00 for 1 business day, \$250.00 for 3 business days, \$150.00 for 5 business days, and \$100 for 7 business days

EXECUTED on this 29th day of July, 2022.

**LAKE AT NORTHPOINTE HOMEOWNERS
ASSOCIATION, INC.**

By: Chaparral Management Company, LLC,
Managing Agent

Valerie Overbeck
Valerie Overbeck

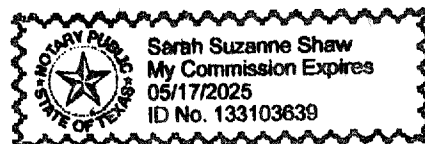
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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 §

COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 29th day of July, 2022 personally appeared Valerie Overbeck of Chaparral Management Company, LLC, Managing Agent for Lakes at Northpointe Homeowners Association, Inc., 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.

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



RP-2022-392884
Pages 6
08/01/2022 03:09 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-2022-392884