

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**CHIMNEY HILL COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS               §

CHIMNEY HILL COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Chimney Hill (Sections 1, 2, and 3);
- (2) the name of the Association is Chimney Hill Community Association, Inc.;
- (3) the Subdivision (and any amendments thereto) is recorded in the Map and Plat Records of Harris County, Texas, as follows:
  - (a) Chimney Hill, Section 1, under Clerk's File No. F131708;
  - (b) Chimney Hill, Section 2, under Clerk's File No. F392131;
  - (c) Chimney Hill, Section 3, under Clerk's File No. G864138;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:
  - (a) Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. F142867;
  - (b) Annexation of Chimney Hill, Section 2, under Clerk's File No. G034698;
  - (c) Declaration of Covenants, Conditions and Restrictions for Chimney Hill, Section 3, under Clerk's File No. G867888;
  - (d) Supplemental Declaration of Restrictions for Chimney Hill, Section 3, under Clerk's File No. G878288;
- (5) the name and mailing address of the Association is:
  - (a) Chimney Hill Community Association, Inc., c/o Montage Community Services, LLC, 7002 Riverbrook Drive, Suite 400, Sugarland, Texas 77479;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

RP-2022-496766

(a) Montage Community Services, LLC, 7002 Riverbrook Drive, Suite 400,  
Sugarland, Texas 77479;

(b) (281) 232-7659;

(c) info@montagecs.com;

(7) The Association's website address is: [https://frontsteps.cloud/CaliberWeb2\\_MCS](https://frontsteps.cloud/CaliberWeb2_MCS).

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - \$225.00;

(b) Transfer of Accounts Fee - \$225.00;

(c) Refinance Statement of Account - \$75.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 5 DAY OF October, 2022.

By: Susan Kuhn, on behalf of  
Montage Community Services, LLC, Managing Agent for  
Chimney Hill Community Association, Inc.

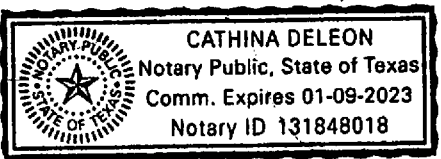
Susan Summers  
Print Name

STATE OF TEXAS                    §  
  §  
COUNTY OF HARRIS            §

BEFORE ME, the undersigned authority, on this day personally appeared Susan Summers, of Montage Community Services, LLC, Managing Agent for Chimney Hill Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 5<sup>th</sup> day of October, 2022.

Cathina DeLeon  
Notary Public, State of Texas



RP-2022-496766


RP-2022-496766  
# Pages 4  
10/06/2022 08:08 AM  
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.



  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2022-496766