

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Champions Point Village II Homeowners' Association, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for Champions Point Village, Section Two	Harris County Clerk's File No. J633226	Volume 322, Page 48 and Volume 346, Page 105, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Protective Covenants for Champions Point Village, Section Two	Harris County Clerk's File No. K486615	Volume 322, Page 48 and Volume 346, Page 105, Map Records, Harris County, Texas; and as stated in said Declaration
Second Supplemental Declaration of Protective Covenants for Champions Point Village, Section Two	Harris County Clerk's File No. P467308	Volume 322, Page 48 and Volume 346, Page 105, Map Records, Harris County, Texas; and as stated in said Declaration
Annexation Agreement pertaining to Champions Point Village, Section Four	Harris County Clerk's File No. U055077	Film Code No. 420101, Map Records, Harris County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions for Champions Point Village, Section Four	Harris County Clerk's File No. U055078	Film Code No. 420101, Map Records, Harris County, Texas; and as stated in said Declaration
Annexation Agreement pertaining to Champions Point Village, Section Five	Harris County Clerk's File No. U636655	Film Code Nos. 447146 and 464135, Map Records, Harris County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions for Champions Point Village, Section Five	Harris County Clerk's File No. U636656	Film Code Nos. 447146 and 464135, Map Records, Harris County, Texas; and as stated in said Declaration
Annexation Agreement pertaining to Champions Point Grove, Section One	Harris County Clerk's File No. V389131	Film Code No. 486010, Map Records, Harris County, Texas; and as stated in said Declaration

Declaration of Covenants, Conditions and Restrictions for Champions Point Grove, Section One	Harris County Clerk's File No. V389130	Film Code No. 486010, Map Records, Harris County, Texas; and as stated in said Declaration
Articles of Incorporation; Bylaws; and Approval of Building Plans	Harris County Clerk's File No. U149842	As stated in said Declarations
Second Amendment to Bylaws	Harris County Clerk's File No. X822831	As stated in said Declarations
Third Amendment to the Bylaws	Harris County Clerk's File No. 20130133455	As stated in said Declarations
Priority of Payments and Alternative Payment Schedule Guidelines	Harris County Clerk's File No. 20110507660	As stated in said Declarations
Records Production and Copying Policy	Harris County Clerk's File No. 20110507661	As stated in said Declarations
Document Retention Policy	Harris County Clerk's File No. 20110507662	As stated in said Declarations
United States, State of Texas and United States Armed Forces Flag Display Guidelines	Harris County Clerk's File No. 20110507663	As stated in said Declarations
Solar Energy Devices Guidelines	Harris County Clerk's File No. 20110507664	As stated in said Declarations
Rainwater Harvesting System Guidelines	Harris County Clerk's File No. 20110507665	As stated in said Declarations
Shingle Criteria	Harris County Clerk's File No. 20110507666	As stated in said Declarations
United States, State of Texas and United States Armed Forces Flag Display Guidelines	Harris County Clerk's File No. 20130531494	As stated in said Declarations
Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines	Harris County Clerk's File No. 20130531495	As stated in said Declarations
Approval of Building Plans and Architectural Control Guidelines	Harris County Clerk's File No. 20130484446	As stated in said Declarations

Standby Electric Generator Guidelines	Harris County Clerk's File No. RP-2016-41327	As stated in said Declarations
Rental Agreement for Private Pool Parties	Harris County Clerk's File No. RP-2016-511301	As stated in said Declarations
Religious Display Guidelines	Harris County Clerk's File No. RP-2021-468514	As stated in said Declarations
Swimming Pool Enclosure Guidelines	Harris County Clerk's File No. RP-2021-468515	As stated in said Declarations
Security Measures Guidelines	Harris County Clerk's File No. RP-2021-468516	As stated in said Declarations
209 Hearing Guidelines	Harris County Clerk's File No. RP-2021-468517	As stated in said Declarations
Bid Procedure for Contracts Exceeding \$50,000 Guidelines	Harris County Clerk's File No. RP-2021-468518	As stated in said Declarations

Name and Mailing Address for Association

Champions Point Village II Homeowners' Association, Inc.
c/o VanMor Properties, Inc.
7102 Glen Chase Court
Houston, Texas 77095

Name and Mailing Address of Person Managing the Association or its Designated Representative

VanMor Properties, Inc.
7102 Glen Chase Court
Houston, Texas 77095

Telephone Number to contact the Association

(832) 593-7300

Email Address to contact the Association

susan@vanmor.com

Association Website

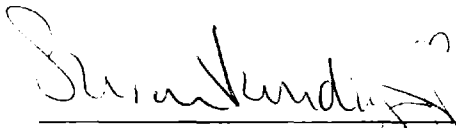
www.cpv2.org

Transfer of Title Fees

Transfer Fee:	\$350.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee (within 180 days):	\$75.00
Questionnaire:	\$375.00
Refinance Fee:	\$100.00
Rush Fee:	\$100.00
Statement of Account/Payoff Request/Quote Fee:	\$75.00

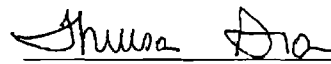
Executed on this the 6th day of January, 2025.

Champions Point Village II Homeowners' Association, Inc., a Texas non-profit corporation, acting by and through its managing agent, VanMor Properties, Inc.

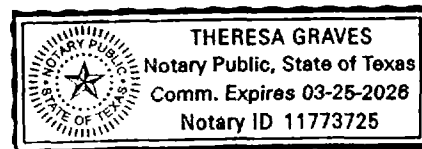

Susan Vandagriff, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 6th day of January, 2025, by Susan Vandagriff, President of VanMor Properties, Inc., the managing agent for Champions Point Village II Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said entity.


Notary Public, State of Texas

When recorded return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056



RP-2025-7118
Pages 5
01/08/2025 09:08 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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-2025-7118