

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Commerce Park North Phase II Community Association, 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 Restrictive Covenants for Commerce North Phase II	Harris County Clerk's File No. J221208 Park	10.2386 acres out of the John W. Bryan Survey, Abstract No. 159; 24.7455 acres out of the John W. Bryan Survey, Abstract No. 159 and the George Sultzbaugh Survey, Abstract No. 748; 138.6029 acres out of the John W. Bryan Survey, Abstract No. 159 and the George Sultzbaugh Survey, Abstract No. 748; and as stated in said Declaration
First Amendment to Declaration of Restrictive Covenants for Commerce Park North Phase II	Harris County Clerk's File No. J995594	As stated in said Declaration 4.2243 acre tract of land part of that certain 9.6033 acres tract of land conveyed by Natalia Furlow to Hyman E. Finger, Trustee, of record under Clerk's File No. 0545619, and as stated in said Amendment and Supplement
Second Amendment and Supplement to Declaration of Restrictive Covenants for Commerce Park North Phase II	Harris County Clerk's File No. K486539	10.0124 acres out of the J. W. Bryan Survey, Abstract No. 159 and the George Sulzbaugh Survey, Abstract No. 48; and as stated in said Amendment and Supplement
Third Amendment and Supplement to Declaration of Restrictive Covenants for Commerce Park North Phase II	Harris County Clerk's File No. L639913	As stated in said Declarations
Priority of Payments and Alternative Payment Schedule Guidelines	Harris County Clerk's File No. 20110499888	
Records Production and Copying Policy	Harris County Clerk's File No. 20110499889	As stated in said Declarations

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Records Retention Policy	Harris County Clerk's File No. 20110499890	As stated in said Declarations
2013 Policy for Collection of Annual Assessments	Harris County Clerk's File No. 20120575042	As stated in said Declarations
Assessment Collection Policy	Harris County Clerk's File No. 20140003389	As stated in said Declarations
Articles of Incorporation and By-Laws	Harris County Clerk's File No. 20140004710	As stated in said Declarations
Reconstitution of Architectural Control Committee for Commerce Park North, Phase II Community Association	Harris County Clerk's File No. 20140227334	As stated in said Declarations

Name and Mailing Address for Association

Commerce Park North Phase II Community Association c/o Chaparral  
Management Company, LLC  
P.O. Box 681007  
Houston, Texas 77268

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

Chaparral Management Company, LLC  
P.O. Box 681007  
Houston, Texas 77268

Telephone Number to contact the Association

(281) 537-0957

Email Address to contact the Association

cmc@chaparralmanagement.com

Association Website

<https://portal.chaparralmanagement.com/tc=0092>

Transfer of Title Fees

Transfer Fee:	\$275.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee: Rush Fees:	\$75.00
	\$350.00 - 1 business day
	\$250.00 - 3 business days
	\$150.00 - 5 business days
	\$100.00 - 7 business days
Compliance Inspection (optional):	\$120.00

Executed on this the \_\_\_\_ day of July, 2022

Commerce Park North Phase II Community Association,  
a Texas non-profit corporation, acting by and through  
its managing agent, Chaparral Management Company,  
Inc.

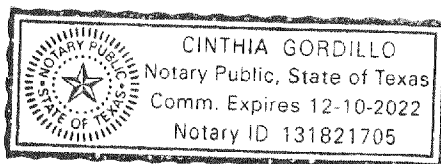
Valerie Overbeck

Valerie Overbeck,  
Vice President of Client Relations

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 29 day of July, 2022, by  
Valerie Overbeck, Vice President of Client Relations with Chaparral Management Company, LLC, the managing agent for  
Commerce Park North Phase II Community Association, a Texas non-profit corporation, on behalf of said entity.



Cynthia Gordillo

Notary Public for the State of Texas

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# Pages 4  
08/01/2022 02:26 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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