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RP-2021-611831
10/22/2021 RP1 \$22.25

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Champions MPC
2. **Name of the Association:** Champions MPC Homeowners Association, Inc.
3. **Recording data for the Subdivision:** Champions Centre Estates, according to the plat recorded in the following documents: File Number J630418 Volume Number 326068, File Number J22398 Volume Number 327074, File Number N166699 Volume Number 349036, File Number N780414 Volume Number 353062, File Number N974613 Volume Number 354118, File Number P652565 Volume Number 358080, Replat File Number RP-2016-460067 Volume Number 679681, File Number S035774 Volume Number 379050, Official Public Records of Harris County, Texas.

4. **Recording data for the Declaration and Declaration amendments:** Documents U817091, N172304, N207685, S147808, S253363, T317580, U790222, S268238, T317580, 20120181770, Official Public Records of Harris County, Texas.

5. **Name and mailing address of the Association:** Champions MPC Homeowners Association, Inc. c/o Chaparral Management Company, LLC, 1400 Broadfield Blvd Ste. 600 Houston, Tx 77084

6. **Name, mailing address, phone number & email for designated representative:**
Chaparral Management Company, LLC
1400 Broadfield Blvd Ste. 600 Houston, Tx 77084
281-537-0957
cmc@chaparralmanagement.com

7. **Website address where all dedicatory instruments can be found:**

www.chaparralmanagement.com, use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Resale Certificate: \$375
Resale Certificate Update: \$75
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
- 1 business day: \$300 / 3 business days: \$200 / 5 business days: \$100
Compliance Inspection Fee (optional): \$120
Transfer: \$275

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This management certificate is filed of record in Harris County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

Valerie Overbeck

By: Valerie Overbeck, Managing Agent for Champions MPC Homeowners Association, Duly Authorized Agent
Signed: October 8, 2021

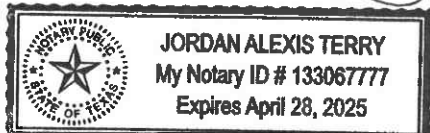
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STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was signed before me on 10/8/2021, and it was acknowledged that this instrument was signed by Valerie Overbeck for the purposes and intent herein expressed.

Jordan Alexis Terry
Notary Public in and for the State of Texas
Notary Printed Name: Jordan Terry

My Commission Expires: April 28, 2025



AFTER RECORDING RETURN TO:

Chaparral Management Company, LLC
6630 Cypresswood Drive, Ste. 100
Spring, TX 77379

✓✓

FILED FOR RECORD

12:32:12 PM

Friday, October 22, 2021



COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Friday, October 22, 2021



COUNTY CLERK
HARRIS COUNTY, TEXAS