

MANAGEMENT CERTIFICATE
OF
CHAMPIONS COMMUNITY IMPROVEMENT ASSOCIATION

The undersigned, being an officer of Champions Community Improvement Association and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF CHAMPIONS COMMUNITY IMPROVEMENT ASSOCIATION, INCLUDING, WITHOUT LIMITATION, THOSE RECORDED UNDER DOCUMENT NOS. RP-2022-301430 AND RP-2023-49837 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

1. The name of the subdivision: Champions East, Champions North, Champions Northwest, Champions South, Champions West, and Champions Way
2. The name of the association: Champions Community Improvement Association, a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Harris County, Texas:

Champions East, according to the Plat thereof as recorded in Volume 172, Page 120, of the Official Public Records of Maps of Harris County, Texas, as amended and supplemented.

Champions North, according to the Plat thereof as recorded in Volume 79, Page 1, of the Official Public Records of Maps of Harris County, Texas, as amended and supplemented.

Champions Northwest, according to the Plat thereof as recorded in Volume 74, Page 57, of the Official Public Records of Maps of Harris County, Texas, as amended and supplemented.

Champions South, according to the Plats thereof as recorded in Volume 127, Page 20 and Volume 703, Page 576, of the Official Public Records of Maps of Harris County, Texas, as amended and supplemented.

Champions Way, that certain 7.5027-acre tract of land, as described in deed from Grantor Patrick N. Morgan, Trustee, recorded as File No. E691753, in the Official Public Records of Real Property of Harris County, Texas, as amended and supplemented.

Champions West, according to the Plats thereof as recorded in Volume 73, Page 6 and Volume 80, Page 45, of the Official Public Records of Maps of Harris County, Texas, as amended and supplemented.
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

5. The name and mailing address of the Association:

Champions Community Improvement Association
c/o Crest Management Company
Attn: Kelley Wheeler
17171 Park Row, Suite 310
Houston, Texas 77084

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Crest Management Company
Attn.: Carolyn Bonds
Mailing Address: 17171 Park Row, Suite 310, Houston, Texas 77084
Telephone Number: (281) 945-4611
Email Address: carolyn.bonds@crest-management.com

7. Website to access the association's dedicatory instruments:

<https://www.crest-management.com/Communities/Champions-Community-Improvement-Association>

8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Resale Certificate Fee – up to \$375.00

Updated Resale Certificate Fee – up to \$75.00

Transfer Fee – \$200.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

CHAMPIONS COMMUNITY IMPROVEMENT
ASSOCIATION, a Texas nonprofit corporation

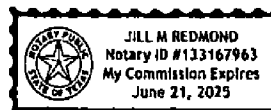
By: Carolyn Bonds
Name: CAROLYN BONDS
Title: Agent

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me this 7 day of April, 2025
by Carolyn Bonds, the Managing Agent of Champions Community
Improvement Association, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

Jill M. Redmond
Notary Public Signature



AFTER RECORDING RETURN TO:

Edward "Teddy" Holtz,
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
focarroll@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Restated and Amended Restrictions and Covenants for Champions East, Champions North, Champions Northwest, Champions South, Champions Way, and Champions West Additions, Harris County, Texas, recorded as File No. L323472, Official Public Records of Real Property of Harris County, Texas.
2. By-Laws of Champions Community Improvement Association (with Amendments), recorded as File No. RP-2023-433269, Official Public Records of Real Property of Harris County, Texas.
3. Champions Community Improvement Association's Document Retention, Access, Production and Copying Policy, recorded as File No. 20110486504, Official Public Records of Real Property of Harris County, Texas.
4. Champions Community Improvement Association Collection Policy and Payment Plan Guidelines, recorded as File No. 20120020091, Official Public Records of Real Property of Harris County, Texas.
5. Champions Community Improvement Association Yard Maintenance Enforcement Policy, recorded as File No. 20120589772, Official Public Records of Real Property of Harris County, Texas.
6. Champions Rental and Leasing Rules, recorded as File No. RP-2024-326212, Official Public Records of Real Property of Harris County, Texas.
7. Champions Single Family Use Policy, recorded as File No. RP-2024-416680, Official Public Records of Real Property of Harris County, Texas.

RP-2025-127013
Pages 5
04/07/2025 03:51 PM
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-2025-127013