

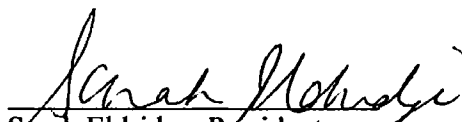
**MANAGEMENT CERTIFICATE
(Texas Property Code 209.004)**

1. Name of Subdivision: Champions Bend Estates Homeowners Association, Inc.
2. Name of Association: Champions Bend Estates Homeowners Association, Inc.
3. Location of the Subdivision: Houston, TX Harris County
4. Recording Data for the Declaration of Covenants, Conditions and Restrictions:
5. The Declaration of Covenants, Conditions and Restrictions for Champions Bend Estates Homeowners Association, Inc., is recorded in the Real Property Records of Harris County, Texas under Clerk's File Number N707649 Film Code No. 023-47-3140
6. Name and mailing address of the Association:

Prestige Association Management Group Corporation
1849 Kingwood Drive Suite 103
Kingwood Texas 77339
7. Name and Mailing address of the Person Managing the Association or It's Designated Representative is:

Prestige Association Management Group - Sarah Eldridge
1849 Kingwood Drive Suite 103
Kingwood Texas 77339
8. Telephone Number to Contact the Association is: 281-607-7701
9. Email Address to contact the Association: sarahe@pamgtx.com
10. The Association's website may be found at: frontsteps.Cloud/CaliberWeb2_Prestige
11. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Certificate: \$200.00 or more, not to exceed the maximum allowable rate.
 - b. Rush Fee for Resale Certificate: \$100.00 if needed within 24 hours; \$50.00 if needed within 3 days.
 - c. Updated Certificate: after 30 days of issuance of the original \$200.00.
 - d. Certified Statement of Account \$50.00 and transfer Fee \$200.00.
 - e. Refinance statement of account \$50.00 and Refinance fee \$200.00.
 - f. Mandatory New Owner Packet fee not to exceed \$150.00.

By:


Sarah Eldridge, President

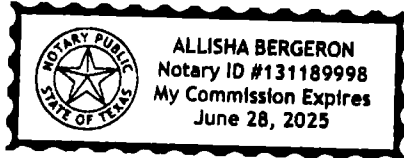
RP-2024-205793

Prestige Association Management Group Corporation

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on May 31, 2024 by Sarah Eldridge, President of Prestige Association Management, as the ~~MANAGING AGENT~~ for Champions Bend Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Allisha Bergeron
Notary Public, State of Texas
My commission expires:
June 28 2025

AFTER RECORDING RETURN TO:
Prestige Association Management Group
1849 Kingwood Drive Suite 103
Kingwood Texas 77339
Attn: Sarah Eldridge

RP-2024-205793

RP-2024-205793
Pages 3
06/06/2024 11:30 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

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-2024-205793