

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
NORTHPOINTE FOREST OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Northpointe Forest Owners Association, Inc., (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas and in accordance with the Texas Property Code, submits the following information which supersedes any prior Management Certificate filed by the Association.

1. Name of Subdivision: Northpointe Forest.
2. Name of Association: Northpointe Forest Owners Association, Inc.
3. Recording Data for the Subdivision:

Northpointe Forest, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Clerk's File No. R596367 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Northpointe Forest, Harris County Clerk's File No. R600315.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Northpointe Forest, Harris County Clerk's File No. X058463.

5. Association Information:
Northpointe Forest Owners Association, Inc.
c/o CH&P Management LLC
PO Box 1920
Conroe, Texas 77305
Website: engage.goenumerate.com/s/NorthpointeForest/
Phone: 936-570-0132

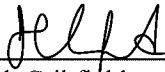
6. Designated Representative Information:
CH&P Management LLC
1712 N. Frazier Street, Suite 215
Conroe, Texas 77301
Phone: 936-570-0132
Email: info@chpmanagement.com

7. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Transfer Fee	\$ 195.00
Refinance Fee	\$ 50.00
Resale Certificate Fee	\$ 250.00
Update Resale Certificate Fee	\$ 75.00
Rush Resale Certificate Fee (Depending on number of business days)	Up to \$150

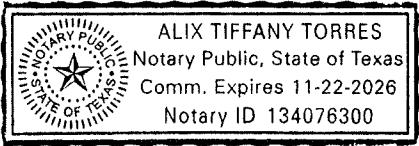
Executed this the 2nd day of December, 2024.

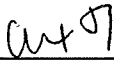
Northpointe Forest Owners Association, Inc.

By: 
Savannah Carihfield
CH&P Management LLC
Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on December 2nd, 2024, by Savannah Carihfield, CH&P Management LLC, the Managing Agent of Northpointe Forest Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.




Notary Public, State of Texas

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004, and may not contain all of the recorded dedicatory instruments for the Association.

RP-2024-455687

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Pages 3
12/06/2024 02:20 PM
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

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