

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
BRECKENRIDGE FOREST PROPERTY OWNERS ASSOCIATION, INC.

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STATE OF TEXAS           §  
                                     §  
COUNTY OF HARRIS      §

The undersigned, being the Managing Agent for Breckenridge Forest Property Owners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivisions are Breckenridge Forest and North Spring also known as Spring Trails.
2. Name of Association: The name of the Association is Breckenridge Forest Property Owners Association, Inc.
3. Recording Data for the Subdivision:

North Spring, Section Twelve (12), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 445096 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

North Spring, Section Fourteen (14), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 468048 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

North Spring, Section Fifteen (15) [known as Breckenridge Forest, Section Fifteen (15)], a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 667021 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Breckenridge Forest, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 521126 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Breckenridge Forest, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 521091 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Breckenridge Forest, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 522, Page 6 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Breckenridge Forest, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 545266 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Breckenridge Forest, Section Four (4) Partial Replat No. 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 588027 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Breckenridge Forest, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 542052 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Breckenridge Forest, Section Six (6), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 560098 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Breckenridge Forest, Section Seven (7), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 591087 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Breckenridge Forest, Section Eight (8), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 597298 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Breckenridge Forest, Section Nine (9), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 670251 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Breckenridge Forest, Section Ten (10), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 665053

of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Breckenridge Forest, Section Eleven (11), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 679383 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Breckenridge Forest, Section Thirteen (13), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 682270 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Breckenridge Forest North, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 597295 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Breckenridge Forest North, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 612048 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:\*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for North Spring, Section 12 (Known as Spring Trails).
- (2) Amendment to Declaration of Covenants, Conditions and Restrictions for North Spring, Section 12 (Known as Spring Trails).
- (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for North Spring, Section 12 (Known as Spring Trails).
- (4) Supplemental Declaration of Covenants, Conditions and Restrictions North Spring, Section Fourteen (14).
- (5) Supplemental Declaration of Covenants, Conditions and Restrictions Breckenridge Forest, Section One (1).
- (6) Supplemental Declaration of Covenants, Conditions and Restrictions Breckenridge Forest, Section Two (2).
- (7) Supplemental Declaration of Covenants, Conditions and Restrictions Breckenridge Forest, Section Three (3).
- (8) Supplemental Declaration of Covenants, Conditions and Restrictions Breckenridge Forest, Section Four (4).
- (9) Supplemental Declaration of Covenants, Conditions and Restrictions Breckenridge Forest, Section Five (5).

- (10) First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions Breckenridge Forest, Section Five (5).
- (11) Supplemental Declaration of Covenants, Conditions and Restrictions Breckenridge Forest, Section Six (6).
- (12) Supplemental Declaration of Covenants, Conditions and Restrictions (Breckenridge Forest, Section 7).
- (13) Supplemental Declaration of Covenants, Conditions and Restrictions (Breckenridge Forest, Section 8).
- (14) Supplemental Declaration of Covenants, Conditions and Restrictions (Breckenridge Forest, Sections 9 and 10).
- (15) Supplemental Declaration of Covenants, Conditions and Restrictions (Breckenridge Forest, Sections 11 and 13).
- (16) Supplemental Declaration of Covenants, Conditions and Restrictions (North Spring Sec 15 - To be Marketed as Breckenridge Forest Sec 15).
- (17) Supplemental Declaration of Covenants, Conditions and Restrictions (Approximately 17.592 Acres out of Breckenridge Forest North Section 1).
- (18) Supplemental Declaration of Covenants, Conditions and Restrictions (Breckenridge Forest North Section 2).
- (19) Additional Restrictions for Certain Lots in Breckenridge Forest North, Section Two (2).

b. Recording Information:

- (1) Harris County Clerk's File No. U423497.
- (2) Harris County Clerk's File No. U670400.
- (3) Harris County Clerk's File No. 20110259904.
- (4) Harris County Clerk's File No. V122589.
- (5) Harris County Clerk's File No. W078876.
- (6) Harris County Clerk's File No. W078877.
- (7) Harris County Clerk's File No. W043498.
- (8) Harris County Clerk's File No. X209585.
- (9) Harris County Clerk's File No. X099514.
- (10) Harris County Clerk's File No. X779910.
- (11) Harris County Clerk's File No. X714398.
- (12) Harris County Clerk's File No. Y563886.
- (13) Harris County Clerk's File No. Y797429.
- (14) Harris County Clerk's File No. 20140563326.
- (15) Harris County Clerk's File No. RP-2016-120491.
- (16) Harris County Clerk's File No. 20150551576.
- (17) Harris County Clerk's File No. Y797434.
- (18) Harris County Clerk's File No. Z406192.
- (19) Harris County Clerk's File No. 20130247589.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Breckenridge Forest Property Owners Association, Inc. c/o CMC, Chaparral Management Company, Inc., P.O. Box 681007, Houston, Texas 77268-1007.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Tammy Evans c/o CMC, Chaparral Management Company. Address: P.O. Box 681007, Houston, Texas 77268-1007. Phone No.: 281.537.0957. Email Address: cmc@chaparralmanagement.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.bfpoa.org.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 175.00
Transfer Fee	\$ 275.00

Resale certificates/statement accounts information may be found at www.homewisedocs.com.

EXECUTED on this 30 day of November, 2021.

**BRECKENRIDGE FOREST PROPERTY OWNERS ASSOCIATION, INC.**

By: CMC, Chaparral Management Company, Inc.,  
Managing Agent

By: Tammy Evans

Printed: Tammy Evans

Its: General Manager

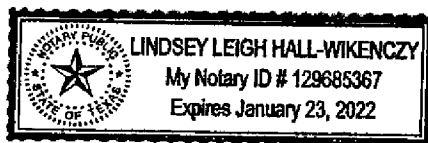
\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision.

Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned notary public, on this 30 day of November, 2021 personally appeared Tammy Evans, General Manager of CMC, Chaparral Management Company, Inc., Managing Agent for Breckenridge Forest Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Lindsey Leigh Hall-Wikenczy  
Notary Public in and for the State of Texas



RP-2021-685392  
# Pages 7  
12/01/2021 08:43 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$38.00

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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