

PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
for

0536

THE RESERVE AT CHAPPELL HILL PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF WASHINGTON §

The undersigned, being the President of The Reserve at Chappell Hill 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 subdivision is The Reserve at Chappell Hill.
2. Name of Association: The name of the Association is The Reserve at Chappell Hill Property Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. All that certain tract or parcel of land, lying and being situated in Washington County, Texas out of the J. Kegan Survey, Abstract No. 68, containing 115.864 acres of land, more or less, and being more fully described by metes and bounds as described in Exhibit A to the Declaration of Covenants, Conditions and Restrictions, which property has been platted as Reserve at Chappell Hill, according to the plat filed of record under Sheets 786B and 787A of the Plat Records of Washington County, Texas on July 20, 2022, 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 The Reserve at Chappell Hill.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for The Reserve at Chappell Hill.
 - (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for The Reserve at Chappell Hill.
 - b. Recording Information:

- (1) Washington County Official Public Records, Volume 1850, Page 312.
 - (2) Washington County Official Public Records, Volume 1855, Page 430.
 - (3) Washington County Official Public Records, Volume 1865, Page 421.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Reserve at Chappell Hill Property Owners Association, Inc. c/o Preferred Management Services, P.O. Box 690269, Houston, Texas 77269.
 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Preferred Management Services
Attn: Patti Tine Moody
P.O. Box 690269
Houston, Texas 77269
(281) 897-8808
patti@preferredmgt.com
 7. The Association's Dedicatory Instruments are available to Members online at:
Website: www.preferredmgt.com.
 8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Administrative Fee (See Article VI, Section 6.11 of the Declaration of Covenants, Conditions and Restrictions for The Reserve at Chappell Hill)	Amount to be determined from time to time by the Board of Directors of The Reserve at Chappell Hill Property Owners Association, Inc.
Capitalization Assessment (See Article VI, Section 6.8 of the Declaration of Covenants, Conditions and Restrictions for The Reserve at Chappell Hill)	Amount equal the then-current Annual Maintenance Charge
Resale Certificate	\$375.00
Resale Certificate Update Fee	\$75.00

JAN 27 2023

Resale Certificate Rush Fee	\$150.00 1 business day; \$125.00 3 business days; \$100.00 5 business days
Transfer Fee	\$250.00
Refinance Fee	\$250.00
Certified Refinance Statement of Account Fee	\$150.00
Refinance Statement of Account Update Fee	\$60.00 (15 to 90 days)
Certified Statement of Account Fee	\$150.00
Statement of Account Update Fee	\$25.00 1-31 days; \$60.00 32-90 days
Statement of Account Rush Fee	\$150.00 1 business day; \$125.00 3 business days; \$100.00 5 business days
Resale Certificate (TREC Form & Association Documents) and Statement of Account Package	\$485.00 (Update and Rush Fees attributable to individual items apply as listed above)
Resale Certificate (TREC Form & Association Documents) and Statement of Account, and Inspection Package	\$585.00 (Update and Rush Fees attributable to individual items apply as listed above)
Rush Existing Order (*Added to Rush Fee)	\$25.00
Three Day Shipping Fee	\$45.00

*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.

JAN 27 2023

Executed on this 2 day of NOVEMBER, 2022.

**THE RESERVE AT CHAPPELL HILL PROPERTY OWNERS
ASSOCIATION, INC.**

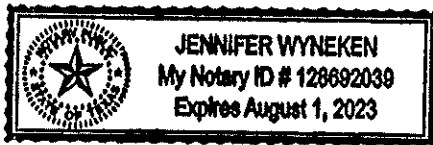
By: Preferred Management Services, Managing
Agent

By: Patti Tine Moody, agent
Patti Tine Moody

Its: Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 2 day of November, 2022 personally appeared Patti Tine Moody, authorized representative of Preferred Management Services, Managing Agent for The Reserve at Chappell Hill Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Jennifer Wyneken
Notary Public in and for the State of Texas

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COUNTY CLERK