

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Winchester Meadows
2. **Name of the Association:** Winchester Meadows Maintenance Association, Inc.
3. **Recording data for the Subdivision:** Winchester Meadows Maintenance Association, Inc. Winchester Meadows Section 1 according to the map or plat recorded in document, File Number P698573 Volume Number 358135 Film Code 199593312. Winchester Meadows Section 2 according to the map or plat recorded in document File Number P698574 Volume Number 358136 Film Code 199593314. Winchester Meadows Section 3 according to the map or plat recorded in document File Number S166613 Volume Number 381119 Film Code 510433747, Official Public Records of Harris County, Texas.

4. **Recording data for the Declaration and Declaration amendments:** Documents P756797, P961969, Official Public Records of Harris County, Texas.

5. **Name and mailing address of the Association:** Winchester Meadows Maintenance Association, Inc. c/o Chaparral Management Company, LLC, 1400 Broadfield Blvd Ste. 600 Houston, Tx 77084

6. **Name, mailing address, phone number & email for designated representative:**

Chaparral Management Company, LLC
1400 Broadfield Blvd Ste. 600 Houston, Tx 77084
281-537-0957
cmc@chaparralmanagement.com

7. **Website address where all dedicatory instruments can be found:**

www.chaparralmanagement.com, use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Legal Status Report Fee 25

Resale Certificate: \$375

Resale Certificate Update: \$75

Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 1 business day: \$300 / 3 business days: \$200 / 5 business days: \$100

Compliance Inspection Fee (optional): \$120

Transfer: \$275

This management certificate is filed of record in Harris County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

Valerie Overbeck

By: Valerie Overbeck, Managing Agent for Winchester Meadows Maintenance Association, Inc.,
Duly Authorized Agent
Signed: October 11, 2021

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STATE OF TEXAS

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COUNTY OF HARRIS

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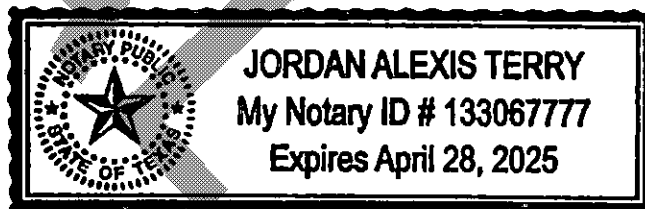
This instrument was signed before me on 10.11.2021, and it was acknowledged that this instrument was signed by Valerie Overbeck for the purposes and intent herein expressed.

Jordan Alexis Terry
Notary Public in and for the State of Texas
Notary Printed Name: Jordan Alexis Terry

My Commission Expires: April 28, 2025

AFTER RECORDING RETURN TO:

Chaparral Management Company, LLC
6630 Cypresswood Drive, Ste. 100
Spring, TX 77379



RP-2021-611832

COPY

FILED FOR RECORD

12:32:12 PM

Friday, October 22, 2021

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

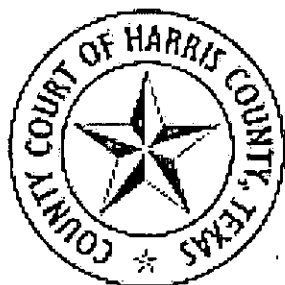
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ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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

Friday, October 22, 2021



Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

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