

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**CHAPEL BEND COMMUNITY ASSOCIATION, INC.**

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THE STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY           §

The undersigned, being the Managing Agent for Chapel Bend Community Association, Inc., a nonprofit 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 Chapel Bend.
2. Name of Association: The name of the Association is Chapel Bend Community Association, Inc.
3. Recording Data for the Subdivision:
  - a. Chapel Bend, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2024003653 and in Cabinet AA, Sheets 220-222 of the Map Records of Montgomery 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 Chapel Bend.
  - b. Recording Information:
    - (1) Montgomery County Clerk's File No. 2024041360.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Chapel Bend Community Association, Inc. c/o C.K.M. Property Management, Inc., P.O. Box 160, Tomball, Texas 77377.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: C.K.M. Property Management Transfer Department, C.K.M. Property Management, Inc. Address: P.O.

Box 160, Tomball, Texas 77377. Phone No.: 281.255.3055. Email Address: ckm1@ckm1.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: [https://portal.ckmpropertymanagement.com/home\\_v2/login](https://portal.ckmpropertymanagement.com/home_v2/login).
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	\$ 375.00
Resale Certificate Update	\$ 75.00
Resale Certificate Rush Fee	\$ 50.00
Transfer Fee	\$ 250.00
Capitalization Fee [Declaration Article XIV, Section D]	Each person or entity acquiring title to a lot agrees to pay the Association a Capitalization Fee. The Capitalization Fee is an amount equal to 100% of the then-current Annual Assessment rate. The Capitalization Fee for 2024 is \$475.00. The Capitalization Fee for a Builder acquiring title to a lot is an amount equal to 50% of the then current Annual Assessment rate. The Capitalization Free for a Builder in 2024 is \$237.50. The Capitalization Fee is payable to the Association on the date of the transfer of title to a lot. Some exemptions apply. For future years, the Capitalization Fee must be confirmed by the Association.

Executed on this 6 day of May, 2024.

**CHAPEL BEND COMMUNITY  
ASSOCIATION, INC.**

By: C.K.M. Property Management, Inc., Managing Agent

  
Cassidy Standly, Community Manager

\* Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF Montgomery §

BEFORE ME, the undersigned notary public, on this 6 day of May, 2024 personally appeared Cassidy Standly, Community Manager of C.K.M. Property Management, Inc., Managing Agent for Chapel Bend Community 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.



  
Notary Public in and for the State of Texas

**E-FILED FOR RECORD**

05/06/2024 01:52PM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**05/06/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas