

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
SHADOW LAKE FOREST COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
COUNTY OF MONTGOMERY   §

The undersigned, being the Managing Agent of Shadow Lake Forest Community 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.

Name of Subdivision	Shadow Lake Forest
Name of Association:	Shadow Lake Forest Community Association, Inc.
Recording Data for the Subdivision:	Shadow Lake Forest - Clerk's File No. 2014079352, Real Property Records of Montgomery County, Texas.
Recording Data for the Declaration(s):	Declaration of Covenants, Conditions and Restrictions Shadow Lake Forest - Clerk's File No. 2014096109, Official Records, Montgomery County, Texas;  First Amendment to Declaration of Covenants, Conditions and Restrictions Shadow Lake Forest - Clerk's File No. 2018024442, Official Records, Montgomery County, Texas;  Second Amendment to Declaration of Covenants, Conditions and Restrictions Shadow Lake Forest - Clerk's File No. 2019067630, Official Records, Montgomery County, Texas;  Third Amendment to Declaration of Covenants, Conditions and Restrictions Shadow Lake Forest - Clerk's File No. 2019096881, Official Records, Montgomery County, Texas.
Association Information:	Shadow Lake Forest Community Association, Inc. % CH&P Management LLC PO Box 1920 Conroe, Texas 77305 Website: <a href="http://engage.goenumerate.com/s/ShadowLakeForest/">http://engage.goenumerate.com/s/ShadowLakeForest/</a> Phone: 936-570-0132

Designated Representative Information:

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

Fees Related to Property Transfer:

Working Capital Assessment: Equal to the amount of the CURRENT Annual Assessment (2025 \$1,533)  
CH&P Management Transfer Fee: \$195  
Refinance Fee: \$50  
Resale Certificate Fee: \$250  
Update Resale Certificate Fee: \$75  
Rush Resale Certificate Fee: Depending on number of business days up to \$150

Executed this the 15<sup>th</sup> day of August, 2025.

Shadow Lake Forest Community Association, Inc.

By:

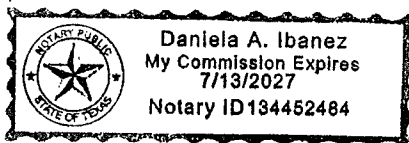
[Signature]  
Savannah Carihfield  
CH&P Management LLC  
Managing Agent

THE STATE OF TEXAS

§  
§  
§

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on August 15, 2025,  
by Savannah Carihfield, CH&P Management, LLC the Managing Agent of Shadow Lake Community  
Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]  
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.*

**E-FILED FOR RECORD**

08/15/2025 04:42PM



*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.

**08/15/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas