

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:** Champions Creek
2. **Name of the Association:** Champions Creek CIA, Inc.
3. **Recording data for the Subdivision:** Champions Creek, according to the plat recorded in the document N985997, Official Public Records of Harris County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Documents J187781, H994508, Official Public Records of Harris County, Texas.
5. **Name and mailing address of the Association:** Champions Creek CIA, inc. c/o Chaparral Management Company, LLC, PO Box 681007, Houston, TX 77268.

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

Chaparral Management Company, LLC
PO Box 681007, Houston, TX 77268
281-537-0957
cmc@chaparralmanagement.com

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

<https://portal.chaparralmanagement.com/?c=0004>

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

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Compliance Inspection (optional)	\$ 120.00
Transfer Fee	\$ 275.00
Fees for "Rush Service"	\$350.00 for 1 business day, \$250.00 for 3 business days, \$150.00 for 5 business days, and \$100 for 7 business days

RP-2022-392547

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

Valerie Overbeck

By: Valerie Overbeck, Managing Agent for Champions Creek CIA, Inc.
Duly Authorized Agent

Signed: July 29 2022

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was signed before me on July 29, 2022, and it was acknowledged that this instrument was signed by Valerie Overbeck for the purposes and intent herein expressed.

Sarah Suzanne Shaw

Notary Public for the State of Texas



My Commission Expires: 5/17/2025

RP-2022-392547

RP-2022-392547
Pages 3
08/01/2022 02:23 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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

RP-2022-392547