

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:** Sheldon Ridge

2. **Name of the Association:** Sheldon Ridge Homeowners Association, Inc.

3. **Recording data for the Subdivision:** Sheldon Ridge Homeowners Association according to the plat recorded in the following documents: File Number 20070427335 Volume Number 613234 Film Code RP047031584, File Number 20080616375 Volume Number 627237 Film Code RP061811258, File Number 20110058830 Volume Number 638232 Film Code RP076073367, File Number 20130143396 Volume Number 652234 Film Code RP086441265, File Number 20150336197 Volume Number 675299 Film Code RP095360176, File Number RP-2016-574949 Volume Number 680236 Film Code RP-2016-574949, File Number RP-2017-289057 Volume Number 682195 Film Code RP-2017-289057, File Number RP-2018-263408 Volume Number 685274 Film Code RP-2018-263408, File Number RP-2019-281349 Volume Number 689020 Film Code RP-2019-281349, File Number RP-2021-127545 Volume Number 694332 Film Code RP-2021-127545, File Number RP-2021-415258 Volume Number 695857 Film Code RP-2021-415258, Official Public Records of Harris County, Texas.

4. **Recording data for the Declaration and Declaration amendments:** Documents 20070557249, 20090054071, 20120460976, 20140056441, 2018328700, 2017125106, 2017439610, Official Public Records of Harris County, Texas.

5. **Name and mailing address of the Association:** Sheldon Ridge Homeowners 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 30

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 Sheldon Ridge Homeowners Association, Inc.,
Duly Authorized Agent
Signed: October 8, 2021

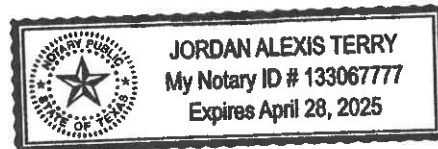
202

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was signed before me on 10/8/2021, 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 Terry

My Commission Expires: April 28, 2025



W

AFTER RECORDING RETURN TO:

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

FILED FOR RECORD

12:32:12 PM

Friday, October 22, 2021



COUNTY CLERK, HARRIS COUNTY, TEXAS

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



COUNTY CLERK
HARRIS COUNTY, TEXAS