

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
KENSWICK FOREST (HOUSTON) HOMEOWNERS' ASSOCIATION, INC.**

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STATE OF TEXAS           §  
                                      §  
COUNTY OF HARRIS       §

The undersigned, being the Managing Agent of Kenswick Forest (Houston) Homeowners' Association, Inc., a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is Kenswick Forest.
2. Name of Association: The name of the Association is Kenswick Forest (Houston) Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
  - a. Kenswick Forest, Section One (1) Plat recorded on November 7, 2002, as File No. W207305, in the Map Records of the Official Public Records of Harris County, Texas;
  - b. Kenswick Forest, Section Two (2) Plat recorded on August 27, 2003, as File No. W966822, in the Map Records of the Official Public Records of Harris County, Texas;
  - c. Kenswick Forest, Section Three (3) Plat recorded on July 29, 2004, as File No. X804188, in the Map Records of the Official Public Records of Harris County, Texas;
  - d. Kenswick Forest, Section Five (5) Plat recorded on August 25, 2005, as File No. Y718616, in the Map Records of the Official Public Records of Harris County, Texas;
  - e. Kenswick Forest, Section Four (4) Plat recorded on March 14, 2006, as File No. Z153434, in the Map Records of the Official Public Records of Harris County, Texas;
  - f. Kenswick Forest, Section Six (6) Plat recorded on March 14, 2006, as File No. Z153498, in the Map Records of the Official Public Records of Harris County, Texas;

- g. Kenswick Forest, Section Five (5) Replat recorded on July 13, 2006, as File No. Z449906 in the Map Records of the Official Public Records of Harris County, Texas; and
- h. Kenswick Forest, Section Four (4) Amended Plat recorded on July 27, 2006, as File No. Z483266, in the Map Records of the Official Public Records of Harris County, Texas.

4. Recording Data for the Declaration\*:

- a. Declaration of Covenants, Conditions and Restrictions for Kenswick Forest recorded on November 27, 2002, as File No. W254089, in the Official Public Records of Real Property of Harris County, Texas;
- b. First Supplement to Declaration of Covenants, Conditions and Restrictions [for] Kenswick Forest recorded on June 20, 2006, as File No. Z387638, in the Official Public Records of Real Property of Harris County, Texas;
- c. Second Supplement to Declaration of Covenants, Conditions and Restrictions [for] Kenswick Forest Annexation of Kenswick Forest Section 2, recorded on September 22, 2003, as File No. X041696, in the Official Public Records of Real Property of Harris County, Texas; and
- d. Third Supplement to Declaration of Covenants, Conditions and Restrictions [for] Kenswick Forest Annexation of Section 3, Section 4, Section 5 and Section 6 recorded on July 13, 2006, as File No. Z449863, in the Official Public Records of Real Property of Harris County, Texas.

- 5. Name and mailing address of the Association: The name and mailing address of the Association is Kenswick Forest (Houston) Homeowners' Association, Inc., c/o Chaparral Management Company, 6630 Cypresswood Drive, Suite 100, Spring, Texas, 77379.
- 6. The Contact Information for the Association's Managing Agent: The name and contact information for the Managing Agent of the Association is:

Valerie Overbeck  
 Chaparral Management Company  
 6630 Cypresswood Drive, Suite 100  
 Spring, Texas 77379  
 Phone: (281) 537-0957  
 Email: [cmc@chaparralmanagement.com](mailto:cmc@chaparralmanagement.com)

- 7. The Association's Dedicatory Instruments are Available to Members Online at:  
<https://portal.chaparralmanagement.com>
- 8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$375.00
Transfer Fee	\$275.00
Resale Certificate Update Fee	\$75.00
Rush Fee to Expedite Resale (1 Business Day; 3 Business Days; 5 Business Days)	\$360.00; \$260.00; \$160.00
Compliance Inspection Fee	\$168.00

\*Resale Certificates may be requested by Chaparral Management Company, LLC at (281) 537-0957.

### ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

**KENSWICK FOREST (HOUSTON) HOMEOWNERS' ASSOCIATION, INC.**, a Texas nonprofit corporation

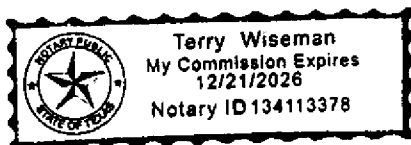
By: **CHAPARRAL MANAGEMENT COMPANY, LLC.**  
its Managing Agent

By: Valerie Overbeck  
Valerie Overbeck, President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS   §

BEFORE ME, the undersigned notary public, on this 14 day of January, 2025, personally appeared Valerie Overbeck, as President of Chaparral Management Company LLC, 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.



Terry Wiseman  
Notary Public in and for the State of Texas

RP-2025-15399  
# Pages 4  
01/14/2025 03:06 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

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

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