

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
FORESTWOOD SECTION 9 COMMUNITY ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Forestwood Section 9 Community Association, 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 Forestwood.
2. Name of Association: The name of the Association is Forestwood Section 9 Community Association.
3. Recording Data for the Subdivision:

Plat recorded on April 5, 2024, as Document No. 2024-121112 of the Real Property Records of Harris County, Texas.
4. Recording Data for the Declaration*:
 - a. Declaration of Covenants, Conditions and Restrictions for Princeton-Forestwood Homeowners Association, Inc. recorded on March 3, 2020, as Document No. RP-2020-97588 of the Real Property Records of Harris County, Texas;
 - b. Notice of Additional Land-Annexation of Forestwood, Section 9, A Subdivision recorded on July 26, 2024, as Document No. RP-2024-270812 of the Real Property Records of Harris County, Texas; and
 - c. Declaration of Covenants, Conditions and Restrictions (for) Forestwood Section 9 Community Association recorded on September 17, 2024, as Document No. 2024-335176, of the Real Property Records of Harris County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Forestwood Section 9 Community Association, 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:

RP-2024-464346

Valerie Overbeck
Chaparral Management Company
6630 Cypresswood Drive, Suite 100
Spring, Texas 77379
Phone: (281) 537-0957
Email: 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
Capitalization Fee	One half (1/2) of the annual assessment

*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.

FORESTWOOD SECTION 9 COMMUNITY ASSOCIATION
a Texas nonprofit corporation

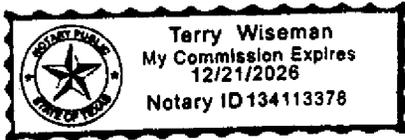
By: CHAPARRAL MANAGEMENT COMPANY, LLC.
its Managing Agent

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 §
 §
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BEFORE ME, the undersigned notary public, on this 12 day of December, 2024, 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

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Pages 4
12/13/2024 01:23 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

RP-2024-464346