



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**ASHFORD LAKES COMMUNITY IMPROVEMENT ASSOCIATION**

STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND   §

The undersigned, being the Managing Agent of Ashford Lakes Community Improvement 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 Ashford Lakes.
2. Name of Association: The name of the Association is Ashford Lakes Community Improvement Association.
3. Recording Data for the Subdivision:
  - a. Ashford Lakes Section One Plat recorded on March 22, 1999, as Instrument No. 1999022603, Slide 1827A, of the Map Records of Fort Bend County, Texas;
  - b. Ashford Lakes Section Two Plat recorded on June 5, 2000, as Instrument No. 2000014969, Slide 1995A, of the Map Records of Fort Bend County, Texas;
  - c. Ashford Lakes Section Three Plat recorded on August 8, 2000, as Instrument No. 2000067274, Slide 2024A, of the Map Records of Fort Bend County, Texas;
  - d. Ashford Lakes Section Four Plat recorded on August 8, 2000, as Instrument No. 2000067277, Slide 2024B, of the Map Records of Fort Bend County, Texas;
  - e. Ashford Lakes Section Five Plat recorded on October 5, 2001, as Instrument No. 2001094478, Slide 2212A, of the Map Records of Fort Bend County, Texas;
  - f. Ashford Lakes Section Six Plat recorded on July 24, 2002, as Instrument No. 2002078509, Slide 2342B, of the Map Records of Fort Bend County, Texas;
  - g. Ashford Lakes Section Seven Plat recorded on August 8, 2003, as Instrument No. 2003109244, Slide 2504A, of the Map Records of Fort Bend County, Texas;
  - h. Ashford Lakes Section Eight Plat recorded on August 5, 2005, as Instrument No. 2005094569, of the Map Records of Fort Bend County, Texas; and
  - i. Ashford Lakes Section Nine Plat recorded on May 31, 2006, as Instrument No. 20060148, of the Map Records of Fort Bend County, Texas.

4. Recording Data for the Declaration\*:

- a. Declaration of Residential Restrictions recorded on February 13, 1998, as Instrument No. 9809976, of the Official Public Records of Fort Bend County, Texas;
- b. Declaration of Covenants, Conditions, Restrictions and Easements for Ashford Lakes Section One recorded on April 7, 1999, as Instrument No. 1999028315, of the Official Public Records of Fort Bend County, Texas;
- c. First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Ashford Lakes Section One recorded on February 21, 2000, as Instrument No. 2000013102, of the Official Public Records of Fort Bend County, Texas;
- d. First Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Ashford Lakes Section Two recorded on June 27, 2000, as Instrument No. 2000052616, of the Official Public Records of Fort Bend County, Texas;
- e. Second Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Ashford Lakes Sections Three and Four recorded on August 16, 2000, as Instrument No. 2000069827, of the Official Public Records of Fort Bend County, Texas;
- f. Third Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Ashford Lakes Section Five recorded on October 25, 2001, as Instrument No. 2001100754, of the Official Public Records of Fort Bend County, Texas;
- g. Fourth Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Ashford Lakes Section Six recorded on July 29, 2002, as Instrument No. 2002080492, of the Official Public Records of Fort Bend County, Texas;
- h. Fifth Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Ashford Lakes Section Seven recorded on September 5, 2003, as Instrument No. 2003124440, of the Official Public Records of Fort Bend County, Texas; and
- i. Sixth Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Ashford Lakes Section Eight recorded on May 11, 2004, as Instrument No. 2004056346, of the Official Public Records of Fort Bend County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is Ashford Lakes Community Improvement 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:

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.

ASHFORD LAKES COMMUNITY IMPROVEMENT  
 ASSOCIATION, a Texas nonprofit corporation

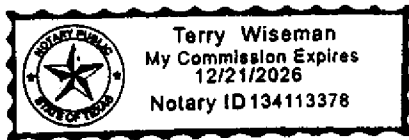
By: CHAPARRAL MANAGEMENT COMPANY, LLC  
 its Managing Agent

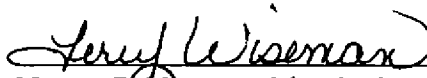
By: Valerie Overbeck  
 Valerie Overbeck, President

\*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       §  
                                  §  
COUNTY OF HARRIS   §

BEFORE ME, the undersigned notary public, on this 31 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.



  
Notary Public in and for the State of Texas