

MANAGEMENT CERTIFICATE for
CHAMPIONS POINT VILLAGE III HOMEOWNERS ASSOCIATION, INC.

Pursuant to Section 209.004 of the Texas Property Code, the Champions Point Village III Homeowners Association, Inc. (the "Association") hereby files the following Management Certificate.

1. Name of the Subdivision:

Champions Point Village Section 3

2. Name of the Property Owners Association:

Champions Point Village III Homeowners Association, Inc.

3. Recording Data for the Subdivision:

Champions Point Village Section 3, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 328, Page 112, of the Plat Records of Harris County, Texas

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Champions Point Village, Section Three, recorded under Clerk's File No. J811036 of the Real Property Records of Harris County, Texas

Supplemental Declaration of Protective Covenants for Champions Point Village, Section Three, recorded under Clerk's File No. J934384 of the Real Property Records of Harris County, Texas

5. Name and Mailing Address of the Association:

Champions Point Village III Homeowners Association, Inc.
c/o Magnolia Property Management
22214 Highland Knolls Dr, Ste 100
Katy, Texas 77450

6. Name & Mailing Address of Designated Representative for the Association:

Magnolia Property Management
Managing Agent for the Association
22214 Highland Knolls Dr, Ste 100
Katy, Texas 77450
(281) 599-0098 telephone
office@magprop.com

7. Internet Website Address for accessing Association's Dedicatory Instruments:

www.magprop.com

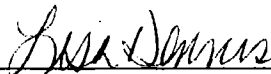
8. **Fees Charged by the Association Relating to a Property Transfer in the Subdivision:**

| | |
|---|-----------|
| Resale certificate | \$ 350.00 |
| Updated Resale Certificate | \$ 75.00 |
| Certified Statement of Account (Transfer Fee) | \$ 275.00 |
| Refinance Fee | \$ 175.00 |
| Homeowner Notice of Payment | \$ 60.00 |
| Release of Lien | \$ 60.00 |
| 60-day Letter | \$ 60.00 |
| Insurance Certificate | \$ 60.00 |

Disclaimer: This management certificate does not purport to include every piece of recorded information about the Association nor does state law require that such a comprehensive catalog of dedicatory instruments appear in this certificate. The purpose of the management certificate is to identify the Association and relevant contact information for same in observance and compliance with Texas Property Code Section 209.004.

EXECUTED ON this 7th day of October, 2021.

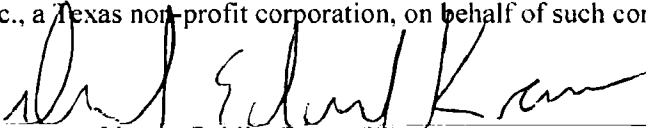
Champions Point Village III Homeowners Association, Inc.,
Acting by and through its Managing Agent,



Lisa Dennis, president
Magnolia Property Management

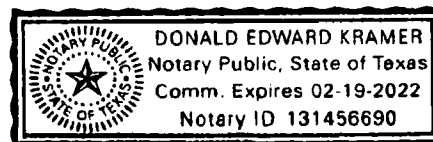
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 7 day of October, 2021, by Lisa Dennis, president of Magnolia Property Management as Managing Agent for the Champions Point Village III Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.



Notary Public, State of Texas

After recording, please return to:
Magnolia Property Management
22214 Highland Knolls Dr, Ste 100
Katy, Texas 77450



RP-2021-593363
Pages 3
10/14/2021 11:35 AM
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-2021-593363