

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
MCKENZIE PARK HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

MCKENZIE PARK HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is McKenzie Park;
- (2) the name of the Association is McKenzie Park Homeowners Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Harris County, Texas, as follows:
  - (a) McKenzie Park, Section 1, under Clerk's File No. 20130417075;
  - (b) McKenzie Park, Section 2, under Clerk's File No. 20150058169;
  - (c) McKenzie Park, Section 3, under Clerk's File No. 20150134724;
  - (d) McKenzie Park, Section 4, under Clerk's File No. 20140055882;
  - (e) McKenzie Park, Section 4, Partial Replat No. 2, under Clerk's File No. RP-2016-176637
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:
  - (a) Declaration of Covenants, Conditions and Restrictions for McKenzie Park, under Clerk's File No. 2013-0389410;
  - (b) First Amendment to Declaration of Covenants, Conditions and Restrictions for McKenzie Park, under Clerk's File No. 20140097438;
  - (c) Second Amendment to Declaration of Covenants, Conditions and Restrictions for McKenzie Park, under Clerk's File No. RP-2016-70762;
  - (d) Amendment to the Declaration of McKenzie Park Increasing Builder Assessment Rate, under Clerk's File No. RP-2019-405516;
  - (e) McKenzie Park Subdivision, Amendment to the Declaration Regarding Capitalization Fees, under Clerk's File No. RP-2019-321956;

(5) the name and mailing address of the Association is:

- (a) McKenzie Park Homeowners Association, Inc. c/o Chaparral Management Company, LLC 1400 Broadfield Blvd., Suite 600, Houston, Texas 77084.

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) Chaparral Management Company, LLC P.O. Box 681007, Houston, Texas 77268;
- (b) (281) 537-0957;
- (c) [cmc@chaparralmanagement.com](mailto:cmc@chaparralmanagement.com);

(7) The Association's website address is: [chaparralmanagement.com](http://chaparralmanagement.com);

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Transfer Fee - \$275.00;
- (b) Resale Certificate Fee - \$375.00;
- (c) Refinance Fee - \$195.00;
- (d) 24-Hour Expedite Fee - \$300;
- (e) Capitalization Fee for Sections One, Two and Three- \$1,369.00;
- (f) Capitalization Fee for Section Four - \$2,433.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 23<sup>rd</sup> DAY OF February, 2022.

By: Sarah Shaw, on behalf of  
Chaparral Management Company, Managing Agent for  
McKenzie Park Homeowners Association, Inc.

Sarah Shaw, cmca  
Print Name

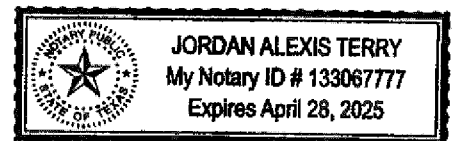
STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

BEFORE ME, the undersigned authority, on this day personally appeared Sarah Shaw, of Chaparral Management Company, Managing Agent for McKenzie Park Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 23 day of February, 2022.

Jordan Alexis Terry  
Notary Public, State of Texas

**E-RECORDED BY:**  
HOLT & YOUNG, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024



RP-2022-102476  
# Pages 4  
02/25/2022 10:23 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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-2022-102476