

MANAGEMENT CERTIFICATE
for
CHAMPIONS COLONY III MAINTENANCE ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned director of Champions Colony III Maintenance Association, Inc., non-profit corporation organized and existing under the laws of the State of Texas, states as follows:

1. Name of Subdivision: Champions Colony III
2. Name of Association: Champions Colony III Maintenance Association, Inc.
3. Recording Data for the Subdivision: The Subdivision is an unrecorded subdivision of 10.8428 acres in the Benjamin Page Survey, Abstract 618, recorded under Clerk's File No. E890917 of the Real Property Records of Harris County, Texas, and further described in Exhibit A to the Restrictions, Champions Colony III, recorded under File No. F181356/Film Code No. 167-19-1042 in the Real Property Records of Harris County, Texas, on or about June 17, 1977.

It is further subject to:

- (a) Right of Way and Easement Deed for Distribution System, recorded under File No. M461724/Film Code No. 165-80-0247 in the Real Property Records of Harris County, Texas; and
- (b) Right of Way and Easement Deed for Distribution System, recorded under File No. M665715/Film Code No. 178-73-2185 in the Real Property Records of Harris County, Texas.
4. Recording Data for the Declaration: The Subdivision is subject to the following:
 - (a) Articles of Incorporation, filed with the Texas Secretary of State on April 1, 1977, and recorded under File No. 20100380713/ Film Code No. RP-073-78-1138 in the Real Property Records of Harris County, Texas;
 - (b) Restrictions, Champions Colony III, recorded under File No. F181356/Film Code No. 167-19-1042 in the Real Property Records of Harris County, Texas, on or about June 17, 1977;

- (c) Amendment to Restrictions, Champions Colony III, recorded under File No. F516406/Film Code No. 189-17-0135 in the Real Property Records of Harris County, Texas, on or about March 14, 1978;
- (d) First Amendment to Deed Restrictions of Champions Colony III Subdivision, recorded under File No. H147685/Film Code No. 195-94-1961 in the Real Property Records of Harris County, Texas, on or about September 17, 1981;
- (e) Champions Colony III Maintenance Association, Inc., Bylaws, recorded under File No. 20070196857 in the Real Property Records of Harris County, Texas, on or about April 3, 2007;
- (f) Champions Colony III, Architectural Control Committee Guidelines, recorded under File No. 20100380713/Film Code No. RP-073-78-1138 in the Real Property Records of Harris County, Texas, on or about September 3, 2010;
- (g) Third Amendment to the Restrictions, Champions Colony III, recorded under File No. RP-2023-481217 in the Real Property Records of Harris County, Texas, on or about December 21, 2023;
- (h) First Amendment to the Champions Colony III Architectural Control Committee Guidelines, recorded under File No. RP-2023-481216 in the Real Property Records of Harris County, Texas, on or about December 21, 2023;
- (i) Champions Colony III Maintenance Association, Inc., Fine Policy, recorded under File No. RP-2024-38530 in the Real Property Records of Harris County, Texas, on or about February 5, 2024;
- (j) Champions Colony III Collections and Payment Plan Policy, recorded under File No. RP-2024-61665 in the Real Property Records of Harris County, Texas, on or about February 22, 2024; and
- (k) Any other policies and procedures of the Association also of record in the Real Property Records of Harris County, Texas.

5. Name and Mailing Address for the Association: The mailing address for the Association:

Glen Feist, President
15814 Champions Forest Drive #1012
Spring, Texas 77379

RP-2025-276066

6. Name and Mailing Address of the Person Managing the Association or the Association's Designated Representative: The Association's Designated Representative is:

Glen Feist, President
15814 Champions Forest Drive #1012
Spring, Texas 77379
championscolony3hoa@yahoo.com

7. Website Address. www.championscolonyiii.com

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivisions.

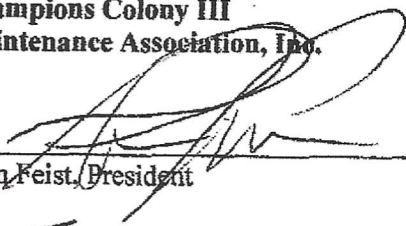
Resale Certificate: \$350.00
Resale Certificate Updates: \$75.00
Statement of Account: \$250.00
Statement of Account Update: \$75.00
Rush Fee (three business days): \$75.00
Transfer Fee: \$200.00

9. Other information the association considers appropriate.

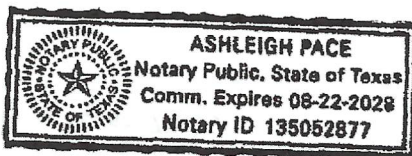
The Subdivision is subject to a rental cap that restricts the number of Lots that may be occupied by tenants. Short-term rentals are prohibited. Prospective purchasers who intend not to reside in their Champions Colony III Lot are encouraged to contact the Association prior to purchase for more information about the current status of the rental cap and any waiting list for Owners seeking to rent their Lot.

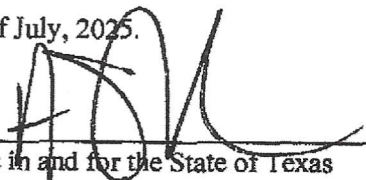
Executed on this 16 day of July 2025.

Champions Colony III
Maintenance Association, Inc.


Glen Feist, President

SIGNED AND SWORN before me this 16 TH day of July, 2025.




Notary Public in and for the State of Texas

Return to:
Glen Feist, President
Champions Colony Maintenance Association, Inc.
15814 Champions Forest Drive #1012
Spring, Texas 77379

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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$37.00

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