

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
WIMBLEDON ESTATES OF SPRING HOMEOWNERS ASSOCIATION, INC. DBA
WIMBLEDON ESTATES HOMEOWNERS ASSOCIATION

STATE OF TEXAS §

COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Wimbledon Estates.
2. Name of Association: The name of the Association is Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association.
3. Recording Data for the Subdivision:
 - a. Wimbledon Estates and Racquet Club, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 199, Page 87 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Wimbledon Estates and Racquet Club, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 207, Page 87 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Wimbledon Estates and Racquet Club, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 259, Page 74 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

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- d. Wimbledon Estates and Racquet Club, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 259, Page 74 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- e. Wimbledon Estates and Racquet Club, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 290, Page 47 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Wimbledon Centre Court, being an unrecorded subdivision of 6.393 acres of land consisting of that certain 1.866 acre tract of land and that certain 4.527 acre tract being all of Reserve A of Wimbledon Estates and Racquet Club, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 207, Page 87 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Wimbledon Park, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 248, Page 42 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Wimbledon Forest, Sections One (1) and Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 350, Page 26 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Wimbledon Forest, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 359073 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

- a. Documents:
 - (1) Wimbledon Estates and Racquet Club Reservations, Restrictions and Covenants.
 - (2) First Amendment to Reservations, Restrictions and Covenants, Wimbledon Estates and Racquet Club, Section 1.
 - (3) Wimbledon Estates and Racquet Club Reservations, Restrictions and Covenants.

- (4) Petition Modifying Wimbledon Estates and Racquet Club Reservations, Restrictions and Covenants applicable to Wimbledon Estates and Racquet Club, Section One.
- (5) Wimbledon Estates and Racquet Club Section II Reservations, Restrictions and Covenants.
- (6) Wimbledon Estates and Racquet Club Section III Reservations, Restrictions and Covenants.
- (7) Petition Modifying Wimbledon Estates and Racquet Club, Section III Reservations, Restrictions and Covenants applicable to Wimbledon Estates and Racquet Club, Section Three.
- (8) Wimbledon Estates and Racquet Club Section IV Reservations, Restrictions and Covenants.
- (9) Wimbledon Estates and Racquet Club Section 5 Reservations, Restrictions and Covenants.
- (10) Petition Modifying Wimbledon Estates and Racquet Club, Section 5 Reservations, Restrictions and Covenants applicable to Wimbledon Estates and Racquet Club, Section Five.
- (11) Wimbledon Centre Court Reservations, Restrictions and Covenants.
- (12) First Amendment to Wimbledon Centre Court Reservations, Restrictions and Covenants.
- (13) First amendment to Wimbledon Court Reservations, Restrictions and Covenants.
- (14) Wimbledon Park Reservations, Restrictions and Covenants.
- (15) Declaration of Reservations, Restrictions, Covenants and Conditions for Wimbledon Forest, Sections One and Two.
- (16) First Amendment to Declaration of Reservations, Restrictions, Covenants and Conditions for Wimbledon Forest, Sections One (1) and Two (2).
- (17) Definition of Reservations, Restrictions, Covenants and Conditions for Wimbledon Forest, Section Three.
- (18) Amended Covenants, Conditions and Restrictions encumbering a portion of Reserve "D", Wimbledon Estates and Racquet Club, Section One.
- (19) Restrictions.
- (20) Restrictions.
- (21) Restrictions.
- (22) Modification of Restrictive Covenants.
- (23) Release and Waiver.
- (24) Declaration of Covenants, Conditions and Restrictions [Clubhouse Site].

b. Recording Information:

- (1) Harris County Clerk's File No. D783691.
- (2) Harris County Clerk's File No. E118042.
- (3) Harris County Clerk's File No. D783691.
- (4) Harris County Clerk's File No. 5313966.
- (5) Harris County Clerk's File No. E872627.
- (6) Harris County Clerk's File No. F362373.
- (7) Harris County Clerk's File No. S313967.
- (8) Harris County Clerk's File No. G229368.
- (9) Harris County Clerk's File No. G607978.

- (10) Harris County Clerk's File No. 5313968.
- (11) Harris County Clerk's File No. F304313.
- (12) Harris County Clerk's File No. M528547.
- (13) Harris County Clerk's File No. M549969.
- (14) Harris County Clerk's File No. F169287.
- (15) Harris County Clerk's File No. N367993.
- (16) Harris County Clerk's File No. N548477.
- (17) Harris County Clerk's File No. P812065.
- (18) Harris County Clerk's File No. U609286.
- (19) Harris County Clerk's File No. F663843.
- (20) Harris County Clerk's File No. F404584.
- (21) Harris County Clerk's File No. F381962.
- (22) Harris County Clerk's File No. 5973664.
- (23) Harris County Clerk's File No. N517003.
- (24) Harris County Clerk's File No. H276774.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association c/ o Chaparral Management Company, LLC., P.O. Box 681007, Houston, Texas 77268-1007.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Chaparral Management Company, LLC. Address: P.O. Box 681007, Houston, Texas 77268-1007. Phone No.: 281.537.0957. Email Address: cmc@chaparralmanagement.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://portal.chaparralmanagement.com/?c=0010>
8. The Amount and Description of the Fees and Other Charges:

Description	Fee
Resale Certificate Fee	\$375.00
Resale Certificate Update	\$75.00
Compliance Inspection (optional)	\$120.00
Transfer Fee	\$275.00
Fees for "Rush Service"	\$350.00 for 1 business day, \$250.00 for 3 business days, \$150.00 for 5 business days, and \$100.00 for 7 business days

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EXECUTED on this 29th day of July 2022.

WIMBLEDON ESTATES OF SPRING
HOMEOWNERS ASSOCIATION, INC. DBA
WIMBLEDON ESTATES HOMEOWNERS
ASSOCIATION

By: Chaparral Management Company, LLC., Managing
Agent

By: Valerie Overbeck

Printed: Valerie Overbeck

Its: VPOF Client Relations

*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. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §

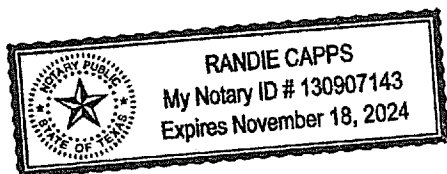
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 29 day of July, 2022 personally
appeared Valerie Overbeck,

Managing Agent for Wimbledon Estates of Spring Homeowners Association, Inc. dba
Wimbledon Estates Homeowners Association, known to me to be the person whose name is subscribed to the
foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity
therein expressed.

Randie Capps
Notary Public in and for the State of Texas



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08/01/2022 03:40 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

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

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