

MANAGEMENT CERTIFICATE  
*for*  
CHAMPIONS GLEN HOMEOWNERS ASSOCIATION, INC

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THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

The undersigned, being the President of Champions Glen Homeowners Association, Inc., 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 Champions Glen.
2. Name of Association: The name of the Association is Champions Glen Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Champions Glen, an unrecorded subdivision of 18.1935 acres out of the Benjamin Page Survey, Abstract No. 618 in Houston, Harris County, Texas, as defined in the Declaration.
4. Recording Data for the Declaration: \*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Champions Glen A Residential Subdivision in Harris County, Texas.
  - b. Recording Information:
    - (1) Harris County Clerk's File No. M551748.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Champions Glen Homeowners Association, Inc., 5718 Glen Mist Lane, Houston, Texas 77069.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Alan Kaniss, President. Address: 5718 Glen Mist Lane, Houston, Texas 77069. Phone No.: 281.507.9138. Email Address: alan.kaniss@gmail.com.
7. The Association's Dedicatory Instruments are Available to Members Online at:

www.championsglen.com.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 250.00
Resale Certificate Update (30 days after the issuance of the original)	\$ 75.00
Transfer Fee (Certified Statement of Account)	\$ 225.00
Refinance Statement of Account	\$ 50.00
Document Fees	\$ 75.00

Executed on this 24<sup>th</sup> day of January, 2025.

CHAMPIONS GLEN HOMEOWNERS  
ASSOCIATION, INC.

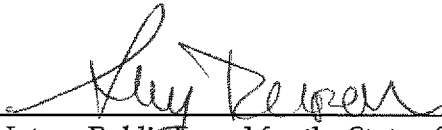
By:   
Alan C. Kaniss, President

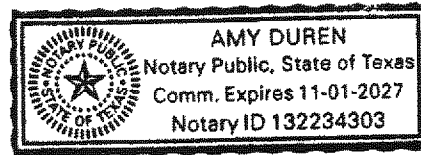
\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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.

RP-2025-26022

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 24<sup>th</sup> day of January, 2025 personally appeared Alan C. Kaniss, President of Champions Glen Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas



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# Pages 4  
01/24/2025 12:36 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

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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