

**Management Certificate
for
Champions Community Improvement Association, Inc.**

Pursuant to Section 209.004 of the Texas Property Code, the Champions Community Improvement Association, Inc. (the "Association") hereby files the following Management Certificate.

1. Name of the Subdivision.

Champions Subdivision

2. Name of the Association.

Champions Community Improvement Association, Inc.

3. Recording Data for the Subdivision.

Champions East, an addition in Harris County, Texas according to the plat thereof as recorded in Volume 172, page 120, of the Map Records of Harris County, Texas.

Champions North, an addition in Harris County, Texas, according to the plat thereof as recorded in Volume 79, Page 1, of the Map Records of Harris County, Texas.

Champions Northwest, an addition in Harris County, Texas, according to the plat thereof as recorded in Volume 74, Page 57, of the Map Records of Harris County.

Champions South, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 127, Page 20, of the Map Records of Harris County.

Champions Way, an addition in Harris County, Texas, composed of that certain 7.5027 acre tract of land out of the Benjamin Page Survey, Abstract 618, described in deed from Patrick N. Morgan, Trustee, dated March 2, 1976, filed under Harris County Clerk's File Number #691753.

Champions West, an addition in Harris County, Texas, according to the plat thereof as recorded in Volume 80, Page 45, of the Map Records of Harris County, Texas.

4. Recording Data for the Declaration and Declaration amendments.

Restated and Amended Restrictions and Covenants for Champions East, Champions North, Champions Northwest, Champions South, Champions Way and Champions West Additions, Harris County, Texas recorded under Clerk's File No. L323472 of the Real Property Records of Harris County, Texas.

Champions Community Improvement Association Collection Policy and Payment Plan Guidelines recorded under Clerk's File No. 20120020091 of the Real Property Records of Harris County, Texas.

Champions Community Improvement Association Yard Maintenance Enforcement Policy recorded under Clerk's File No. 20120589772 of the Real Property Records of Harris County, Texas.

5. Name, Mailing Address of the Association or Association's Designated Representative.

Champions Community Improvement Association, Inc.
c/o Graham Management
2825 Wilcrest Dr., Suite 600
Houston, TX 77042

6. Telephone Number of Association's Designated Representative.

713-334-8000

7. Email Address of Association's Designated Representative.

andjelat@grahammanagementhouston.com

8. Website Address where dedicatory instruments can be found.

www.championscommunity.org/Documents

9. Amount and Description of Transfer Fees.

- a. Resale Certificate: \$375.00
- b. Resale Certificate Update: \$75.00
- c. Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement: \$150.00 for 1 business day
- d. Transfer fee: \$350.00
- e. Inspection Fee: \$250.00

- 10. Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and the Association, as well as perform a physical inspection of the property and the common areas prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and 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 identifying and contacting the Association.**

CHAMPIONS COMMUNITY IMPROVEMENT ASSOCIATION, INC.

By: Graham Management, Managing Agent

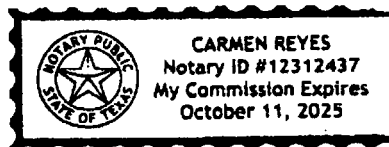
By: *Andjela Tomic*
Andjela Tomic, Community Manager

STATE OF TEXAS)

COUNTY OF HARRIS)

Before me, the undersigned notary public, on this 7th day of February, 2023 personally appeared ANDJELA TOMIC, Community Manager of Graham Management, Managing Agent for Champions Community Improvement Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Carmen Reyes
Notary Public, State of Texas



RP-2023-49837
Pages 4
02/14/2023 08:33 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

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