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RP-2021-611855
10/22/2021 RP1 \$23.75

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Lakes at Northpointe

2. **Name of the Association:** Lakes at Northpointe HOA, Inc

3. **Recording data for the Subdivision:** Lakes at Northpointe, Section 3, according to the plat recorded in the document 20140541707, Lakes at Northpointe, Section 4, according to the plat recorded in the document 20150277439, Lakes at Northpointe, Section 5, according to the plat recorded in the document 2016-378159, Lakes at Northpointe, Section 6, according to the plat recorded in the document 2017-208568, Lakes at Northpointe, Section 7, according to the plat recorded in the document 2017-214550, Lakes at Northpointe, Section 8, according to the plat recorded in the document 2019-79189, Lakes at Northpointe, Section 11, according to the plat recorded in the document 20070299299, Lakes at Northpointe, Section 12, according to the plat recorded in the document 20120089356, Official Public Records of Harris County, Texas.

4. **Recording data for the Declaration and Declaration amendments:** Documents 20140038095, Y401112, 20140529060, Official Public Records of Harris County, Texas.

5. **Name and mailing address of the Association:** Lakes at Northpointe HOA, Inc c/o Chaparral Management Company, LLC, 1400 Broadfield Blvd Ste. 600 Houston, Tx 77084

6. **Name, mailing address, phone number & email for designated representative:**

Chaparral Management Company, LLC
1400 Broadfield Blvd Ste. 600 Houston, Tx 77084
281-537-0957
cmc@chaparralmanagement.com

7. **Website address where all dedicatory instruments can be found:**

www.chaparralmanagement.com, use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Capitalization Fee Equal to 50% of the current Annual Assessment rate

Legal Fee-Preparation 50

Resale Certificate: \$375

Resale Certificate Update: \$75

Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 1 business day: \$300 / 3 business days: \$200 / 5 business days: \$100

Compliance Inspection Fee (optional): \$120

Transfer: \$275

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This management certificate is filed of record in Harris County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

Valerie Overbeck

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By: Valerie Overbeck, Managing Agent for Lakes at Northpointe HOA, Inc.
Duly Authorized Agent
Signed: October 11, 2021

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was signed before me on 10.11.2021, and it was acknowledged that this instrument was signed by Valerie Overbeck for the purposes and intent herein expressed.

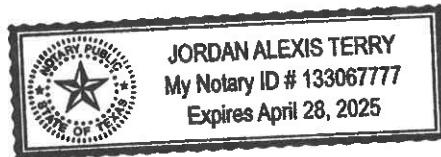
Jordan Alexis Terry
Notary Public in and for the State of Texas
Notary Printed Name: Jordan Alexis Terry

My Commission Expires: April 28, 2025

✓✓

AFTER RECORDING RETURN TO:

Chaparral Management Company, LLC
6630 Cypresswood Drive, Ste. 100
Spring, TX 77379



FILED FOR RECORD

12:32:12 PM

Friday, October 22, 2021



COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Friday, October 22, 2021



COUNTY CLERK
HARRIS COUNTY, TEXAS