

**MANAGEMENT CERTIFICATE  
OF  
CHATTERTON OAKS COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer of Chatterton Oaks Community Association, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Chatterton Oaks.
2. The name of the Association: Chatterton Oaks Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Harris County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Chatterton Oaks, recorded under Document No. RP-2025-129037, Official Public Records of Harris County, Texas, as same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration with any Amendments and/or Supplements thereto: The recording data for the Declaration and any amendments and/or supplements thereto are more particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Chatterton Oaks Community Association, Inc., c/o Graham Management, 2825 Wilcrest Dr., Ste. 600, Houston, Texas 77042..
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Chatterton Oaks Community Association, Inc. c/o Graham Management
Mailing Address:	2825 Wilcrest Dr., Ste. 600 Houston, Texas 77043
Telephone Number:	713-334-8000
Email Address:	<a href="mailto:graham@grahammanagementhouston.com">graham@grahammanagementhouston.com</a>

8. Website to access the Association's dedicatory instruments:  
[www.graham@grahammanagementhouston.com](http://www.graham@grahammanagementhouston.com)

9. Amount and description of fees related to property transfer: The Association fees are in the following amounts:

Working Capital Assessment – 6 months of Regular Assessments

Transfer Fee - \$300.00

Resale Certificate Fee: \$375.00

The Association fees cover all costs that the Association incurs related to a residential property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

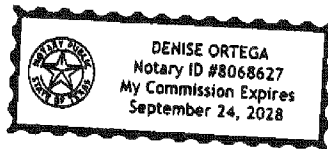
CHATTERTON OAKS COMMUNITY ASSOCIATION, INC.,  
a Texas nonprofit corporation

By: [Signature]  
Name: Ross Wang  
Title: PRESIDENT

THE STATE OF Texas §  
COUNTY OF Harris §

This instrument was acknowledged before me on the 2 day of October  
20 24, by Ross Wang, the President of Chatterton Oaks  
Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

**After recording return to:**  
Robert D. Burton, Esq.  
Mark D. Grobmyer  
WINSTEAD PC  
600 West 5<sup>th</sup> Street, Ste. 900  
Austin, Texas 78701  
rburton@winstead.com  
mgrobmyer@winstead.com

**ATTACHMENT 1**

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Chatterton Oaks, recorded as Document No. RP-2025-129037, Official Public Records of Harris County, Texas.
2. Chatterton Oaks Community Manual, recorded as Document No. RP-2025129341, Official Public Records of Harris County, Texas.
3. Chatterton Oaks Adoption of Working Capital Assessment, recorded as Document No. RP-2025-129342, Official Public Records of Harris County, Texas.

ATTACHMENT 1

MANAGEMENT CERTIFICATE  
CHATTERTON OAKS COMMUNITY ASSOCIATION, INC.

4883-0663-8059v.2 56857-82

RP-2025-129804

RP-2025-129804  
# Pages 5  
04/09/2025 09:19 AM  
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

RP-2025-129804