

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**CHAMPIONS PARK NORTH COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

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THE STATE OF TEXAS   §  
  §  
COUNTY OF HARRIS   §

The undersigned, being the Managing Agent for Champions Park North Community Improvement 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 Park North.
2. Name of Association: The name of the Association is Champions Park North Community Improvement Association, Inc.
3. Recording Data for the Subdivision:
  - a. Champions Park North, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 341, Page 19 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Champions Park North, Section Four (4), Phase I, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 350120 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Champions Park North, Section Four (4), Phase II, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 355095 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Champions Park North, Section Four (4), Phase III, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 357092 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Champions Park North, Section Five, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 347120 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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- f. Champions Park North, Section Dunn, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Clerk's File No. R003853 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Champions Racquet Club, Section I, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 284, Page 43 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Champions Racquet Club, Section II, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 274, Page 129 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) Declaration of Covenants, Conditions and Restrictions Champions Park North.
- (2) Declaration of Covenants, Conditions and Restrictions of Champions Park North, Section Four, Phase I.
- (3) Declaration of Covenants, Conditions and Restrictions Champions Park North, Section Four, Phase II.
- (4) Declaration of Covenants, Conditions and Restrictions Champions Park North, Section Four, Phase III.
- (5) Declaration of Covenants, Conditions and Restrictions of Champions Park North, Section Five.
- (6) Amendment to Declaration of Covenants, Conditions and Restrictions of Champions Park North, Section Five.
- (7) Restrictions [Champions Racquet Club].
- (8) Amendment to Restrictions.
- (9) Second Amendment to Restrictions.
- (10) Supplemental Declaration of Covenants, Conditions and Restrictions pertaining to lots out of Champions Racquet Club, Section I (also called Champions Park North Section III) and Champions Racquet Club, Section II (also called Champions Park North Section II).
- (11) Declaration of Covenants, Conditions and Restrictions 2.7153 Acres for Champions Park North, Section Dunn.
- (12) Agreement and Amendment Relating to the Declaration of Covenants, Conditions and Restrictions for Champions Park North, Section Dunn.
- (13) Amendment to the Declaration of Covenants, Conditions and Restrictions for Champions Park North, Section Dunn.

- (14) Notice of Void and Invalid Amended Declaration of Covenants, Conditions and Restrictions 2.7153 Acres for Champions Park North, Section Dunn.

b. Recording Information:

- (1) Harris County Clerk's File No. L800661.
- (2) Harris County Clerk's File No. N491377.
- (3) Harris County Clerk's File No. P149846.
- (4) Harris County Clerk's File No. P501816.
- (5) Harris County Clerk's File No. M990221.
- (6) Harris County Clerk's File No. P774531.
- (7) Harris County Clerk's File No. G137624.
- (8) Harris County Clerk's File No. H438271.
- (9) Harris County Clerk's File No. 20140577069.
- (10) Harris County Clerk's File No. M951393.
- (11) Harris County Clerk's File No. P861782.
- (12) Harris County Clerk's File No. S993386.
- (13) Harris County Clerk's File No. S993387.
- (14) Harris County Clerk's File No. 20130564971.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Champions Park North Community Improvement Association, Inc. c/o Graham Management, 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Graham Management. Address: 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042. Phone No.: 713.334.8000. Email Address: graham@grahammanagementhouston.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.grahammanagementhouston.com](http://www.grahammanagementhouston.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

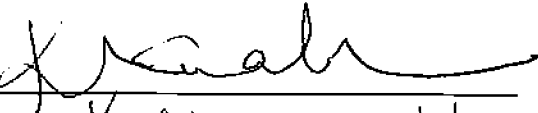
| Description               | Fee       |
|---------------------------|-----------|
| Resale Certificate Fee    | \$ 375.00 |
| Resale Certificate Update | \$ 75.00  |
| Refinance Fee             | \$ 275.00 |
| Transfer Fee              | \$ 300.00 |

|   |           |
|---|-----------|
| Rush Fee  | \$ 150.00 |
| Payoff Request Fee                                      | \$ 125.00 |
| Deed Restriction Compliance/Violation<br>Inspection Fee | \$ 250.00 |

Executed on this 27th day of October, 2022.

**CHAMPIONS PARK NORTH COMMUNITY  
IMPROVEMENT ASSOCIATION, INC.**

By: Graham Management, Managing Agent

By: 

Printed: Kelly McWabb

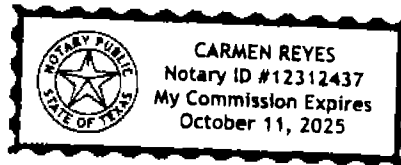
Its: Community Manager

\*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       §  
  §  
COUNTY OF Harris       §

BEFORE ME, the undersigned notary public, on this 27 day of October, 2022 personally appeared Kelly McNabb, Community Manager of Graham Management, Managing Agent for Champions Park North Community Improvement Association, Inc., 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.

Carmen Reyes  
Notary Public in and for the State of Texas



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# Pages 6  
11/09/2022 10:55 AM  
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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