

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
WIMBLEDON FALLS COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF HARRIS         §

The undersigned, being the Managing Agent of Wimbledon Falls Community Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas (the "Association"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivisions: The names of the subdivisions are Wimbledon Country North, Section One (1), and Wimbledon Falls, Sections Two (2), Three (3), Four (4) and Five (5), collectively referred to as Wimbledon Falls.
2. Name of Property Owners' Association: The name of the Association is Wimbledon Falls Community Association, Inc.
3. Recording Data for the Subdivision:

Wimbledon Country North, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 552046 of the Map Records of Harris County, Texas;

Wimbledon Falls, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 585282 of the Map Records of Harris County, Texas;

Wimbledon Falls, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 602104 of the Map Records of Harris County, Texas;

Wimbledon Falls, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 616089 of the Map Records of Harris County, Texas;

Wimbledon Falls, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 616221 of the Map Records of Harris County, Texas;

Wimbledon Falls, Section Six (6), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 651165 of the Map Records of Harris County, Texas; and

Wimbledon Falls, Section Seven (7), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 659008 of the Map Records of Harris County, Texas.

4. Recording Data for the Declaration:

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Wimbledon Falls, Section One (1);
- (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Wimbledon Falls;
- (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Wimbledon Falls;
- (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Wimbledon Falls;
- (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Wimbledon Falls;
- (6) Annexation of Wimbledon Falls, Section Two (2);
- (7) Annexation of Wimbledon Falls, Section Three (3);
- (g) Annexation of Wimbledon Falls, Sections Four (4) and (5);
- (9) Annexation of Wimbledon Falls, Section Six (6);
- (10) Corrected Annexation of Wimbledon Falls, Section Six (6); and
- (11) Annexation of Wimbledon Falls, Section Seven (7).

b. Recording Information:

- (1) Harris County Clerk's File No. X458211;
- (2) Harris County Clerk's File No. Y261788;
- (3) Harris County Clerk's File No. Y532094;
- (4) Harris County Clerk's File No. Z477487;
- (5) Harris County Clerks File No. 20080409516;
- (6) Harris County Clerk's File No. Y678388;
- (7) Harris County Clerk's File No. Z49S141;
- (8) Harris County Clerk's File No. 2808002S521;
- (9) Harris County Clerk's File No. 20130071852;
- (10) Harris County Clerk's File No. 20130125386, and
- (11) Harris County Clerk's File No. 20130586894, respectively.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Wimbledon Falls Community Association, Inc., PO Box 681007, Houston, TX 77268.

6. Name and Mailing Address of Person Managing the Association or its Designated Representative: The name and mailing address of the managing agent and designated representative of the Association is Chaparral Management Company, LLC, PO Box 681007, Houston, TX 77268.

7. Telephone Number & Email to Contact the Association: The telephone number to contact Wimbledon Falls Community Association, Inc. is (281) 537-0957 and email: [cmc@chaparralmanagement.com](mailto:cmc@chaparralmanagement.com)
8. Website for the Association: [https://portal.chaparralmanagement.com/?c=0095`](https://portal.chaparralmanagement.com/?c=0095)
9. Fees for the Association:

Description	Fee
Resale Certificate Fee	\$375.00
Resale Certificate Update	\$75.00
Compliance Inspection (optional)	\$120.00
Transfer Fee	\$ 275.00
Fees for "Rush Service"	\$350.00 for 1 business day, \$250.00 for 3 business days, \$150.00 for 5 business days, and \$100.00 for 7 business days

Executed on this 29 day of July, 2022.

**WIMBLEDON FALLS COMMUNITY ASSOCIATION,  
INC.**

By: Chaparral Management Company,  
LLC, Managing Agent

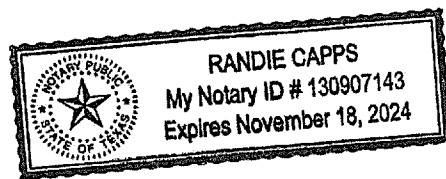
By: Valerie Overbeck  
Valerie Overbeck

*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report all 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 29 day of July 2022 personally appeared Valene Overback the duly authorized representative of Chaparral Management Company, LLC, Managing Agent of Wimbledon Falls Community 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.



Randie Capps  
Notary Public in and for the  
State of Texas

RP-2022-393069  
# Pages 5  
08/01/2022 03:38 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$30.00

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-2022-393069