

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
CHAMPIONS OAK COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Champions Oak Community 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 Oak.
2. Name of Association: The name of the Association is Champions Oak Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Champions Oak, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 693746 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
 - b. Champions Oak, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 699228 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 for Champions Oak, Sec One (1).
 - (2) Declaration of Covenants, Conditions and Restrictions of Champions Oak, Sec Two (2).
 - b. Recording Information:
 - (1) Harris County Clerk's File No. RP-2021-317305.
 - (2) Harris County Clerk's File No. RP-2022-427883.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Champions Oak Community Association, Inc. c/o Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Carolyn Bonds, PCAM, Crest Management Company. Address: 17171 Park Row, Suite 310, Houston, Texas 77084. Phone No.: 281.579.0761. Email Address: info@crest-management.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.crest-management.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	\$ 375.00
Resale Certificate Update	No charge for 30 days; \$75.00 for 180 days
Transfer Fee	\$ 295.00
Refinance Statement of Account	\$ 75.00
Rush Fee	\$ 100.00 for document needed in less than 3 business days
Capitalization Fee (See Article VIII, Section 8.5 of the Declaration)	A Capitalization Fee of 60% of the current annual assessment shall be paid at the closing of a lot, however, the Capitalization Fee shall not apply to the sale of a lot from the Declarant to a builder for the purpose of constructing and selling a single family residence on the lot. The Capitalization Fee for 2023 is \$315.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 31 day of January, 2023.

CHAMPIONS OAK COMMUNITY
ASSOCIATION, INC.

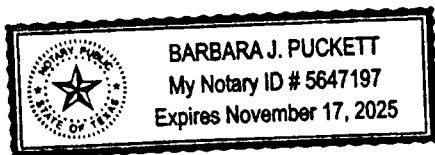
By: Crest Management Company, Managing Agent

Carolyn Bonds
Carolyn Bonds, PCAM/Agent

*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 §
 §
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BEFORE ME, the undersigned notary public, on this 31st day of January, 2023 personally appeared Carolyn Bonds, PCAM/Agent for Crest Management Company, Managing Agent for Champions Oak 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.



Barbara J. Puckett
Notary Public in and for the State of Texas

RP-2023-35303
Pages 4
02/01/2023 01:34 PM
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

RP-2023-35303