

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
LAKE OF CHAMPIONS ESTATES SECTIONS 3 & 4 OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF CHAMBERS       §

The undersigned, being the Manager of Lakes of Champions Estates Sections 3 & 4 Owners Association, Inc., a non-profit corporation 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 Lakes of Champions Estates Sections 3 & 4 Owners Association, Inc:

- I. Name of Subdivision: Lakes of Champions Estates Section 3 & 4.
2. Name of Association: Lakes of Champions Estates Sections 3 & 4 Owners Association, Inc.
3. Recording Data for the Subdivision and Declaration:
  - a) Lakes of Champions Estates Section 3, a subdivision in Chambers County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 159535; of the Map/Plat Records of Chambers County, Texas, including any replats thereto.
  - b) Declaration of Covenants, Conditions and Restrictions of Lakes of Champions Estates, Sections 3 & 4, filed under County Clerk's Document No. 2020-159637 in the Official Public Records of Real Property of Chambers County, Texas.
4. Name and Mailing Address of the Association is: Lakes of Champions Estates Section 3 & 4 Owners Association, Inc., c/o Prestige Association Management Group, 1849 Kingwood Drive, Suite 103, Kingwood, Texas 77339.
5. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Prestige Association Management Group, 1849 Kingwood Drive, Suite 103, Kingwood, Texas 77339.
6. Telephone Number to Contact the Association is: (281) 607-7701; Fax (281) 306-5454.
7. Email Address to Contact the Association: [sarahc@pamgtx.com](mailto:sarahc@pamgtx.com).
8. The Association's website may be found at:  
[https://frontsteps.cloud/CaliberWeb2\\_Prestige](https://frontsteps.cloud/CaliberWeb2_Prestige) and [www.pamgtx.com](http://www.pamgtx.com)

- a. Resale Certificate: \$200.00 or more, not to exceed the maximum allowable rate.
- b. Rush Fee for Resale Certificate: \$100.00 if needed within 24 hours; \$50.00 if needed within 3 days.
- c. Updated Certificate: after 30 days of issuance of the original \$200.00.
- d. Certified Statement of Account \$50.00 and transfer Fee \$200.00.
- e. Refinance statement of account \$50.00 and Refinance fee \$200.00.
- f. Mandatory New Owner Packet fee not to exceed \$150.00.

Executed on this the 31 day of May, 2024.

LAKES OF CHAMPIONS ESTATES SECTIONS 3 & 4 OWNERS  
ASSOCIATION, INC.

By: Sarah Eldridge  
Sarah Eldridge, Manager and Agent

THE STATE OF TEXAS

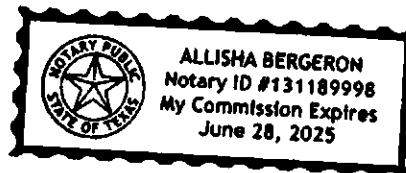
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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 31 day of  
May, 2024, personally appeared Sarah Eldridge, Manager and Agent of Lakes of  
Champions Estes Sections 3 & 4 Owners Association, Inc., known to me to be the person whose  
name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same  
for the purpose and in the capacity therein expressed and on behalf of the Association.

ABurgeron  
Notary Public in and for the State of Texas



**AFTER RECORDING RETURN TO:**  
Prestige Association Management Group  
1849 Kingwood Drive Suite 103  
Kingwood Texas 77339 Attn: Sarah Eldridge

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Chambers  
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Heather H. Hawthorne

