

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Canyon Gate at Northpointe Owners Association, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision.</u>
Amended and Restated Declaration of Covenants, Conditions and Restrictions Canyon Gate at Northpointe Section One (1) and Section Two (2)	Harris County Clerk's File No. T421100	Film Code Nos. 404074 (Section One), 404083 (Section Two), 489127 (Section Two Replat No. 1), Map Records, Harris County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions Canyon Gate at Northpointe Section Three (3)	Harris County Clerk's File No. T484266	Film Code No. 409026, Map Records, Harris County, Texas; and as stated in said Declaration
Amended and Restated Declaration of Covenants, Conditions, and Restrictions Canyon Gate at Northpointe, Section Three (3)	Harris County Clerk's File No. T674543	Film Code No. 409026, Map Records, Harris County, Texas; and as stated in said Declaration
Supplement to Declaration of Covenants, Conditions and Restrictions, Northpointe, Section Three	Harris County Clerk's File No. T707211	Film Code No. 409026, Map Records, Harris County, Texas; and as stated in said Declaration
Correction to Amended and Restated Declaration of Covenants, Conditions and Restrictions Canyon Gate at Northpointe, Section Three (3)	Harris County Clerk's File No. T729099	Film Code No. 409026, Map Records, Harris County, Texas; and as stated in said Declaration
First Amendment to Declaration of Covenants, Conditions and Restrictions Canyon Gate at Northpointe, Section Three (3)	Harris County Clerk's File No. T766317	Film Code No. 409026, Map Records, Harris County, Texas; and as stated in said Declaration
Amended and Restated Declaration of Covenants, Conditions and Restrictions for Villages of Northpointe [Section Four (4)]	Harris County Clerk's File No. T484265	Film Code No. 409029, Map Records, Harris County, Texas; and as stated in said Declaration

First Amendment to Declaration of Covenants, Conditions and Restrictions for Villages of Northpointe [Section Four (4)]	Harris County Clerk's File No. T524017	Film Code No. 409029, Map Records, Harris County, Texas; and as stated in said Declaration
Amendment to Declaration of Covenants, Conditions and Restrictions for Villages of Northpointe [Section Four (4)]	Harris County Clerk's File No. T629873	Film Code No. 409029, Map Records, Harris County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions Canyon Gate at Northpointe Section Five (5)	Harris County Clerk's File No. T484264	Film Code No. 411029, Map Records, Harris County, Texas; and as stated in said Declaration
First Amendment to Declaration of Covenants, Conditions and Restrictions Canyon Gate at Northpointe, Section Five (5)	Harris County Clerk's File No. T524016	Film Code No. 411029, Map Records, Harris County, Texas; and as stated in said Declaration
First Amendment to Declarations of Covenants, Conditions and Restrictions Canyon Gate at Northpointe, Section Five (5)	Harris County Clerk's File No. T623616	Film Code No. 411029, Map Records, Harris County, Texas; and as stated in said Declaration
Amendment to the Declaration of Covenants, Conditions and Restrictions Canyon Gate at Northpointe, Section Five (5)	Harris County Clerk's File No. T665679	Film Code No. 411029, Map Records, Harris County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Section Six (6), commonly referred to as Villages at Northpointe, Section Six (6)	Harris County Clerk's File No. V809387	Film Code No. 513122, Map Records, Harris County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions Canyon Gate at Northpointe Section Seven (7)	Harris County Clerk's File No. V837650	Film Code No. 513126, Map Records, Harris County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions Canyon Gate at Northpointe Section Eight (8)	Harris County Clerk's File No. V314892	Film Code No. 490122, Map Records, Harris County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions Canyon Gate at Northpointe Section Nine (9)	Harris County Clerk's File No. V314893	Film Code No. 489123, Map Records, Harris County, Texas; and as stated in said Declaration

Declaration of Covenants, Conditions and Restrictions Canyon Gate at Northpointe Section Ten (10)	Harris County Clerk's File No. V283762	Film Code No. 487096, Map Records, Harris County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions Canyon Gate at Northpointe Section Eleven (11)	Harris County Clerk's File No. V104053	Film Code No. 471002, Map Records, Harris County, Texas; and as stated in said Declaration
Articles of Incorporation and Amended and Restated By-laws	Harris County Clerk's File No. Y828740	As stated in said Declarations
Collection Policy for Delinquent Accounts	Harris County Clerk's File No. Y902181	As stated in said Declarations
Minimum Construction Standards and Guidelines; Amended and Restated Collection Policy for Delinquent Accounts	Harris County Clerk's File No. 2008082445	As stated in said Declarations
Non-Resident Management Office Hiring Policy	Harris County Clerk's File No. 20080394144	As stated in said Declarations
Fining Policy	Harris County Clerk's File No. 20080394145	As stated in said Declarations
Adopt-A-School Procedures	Harris County Clerk's File No. 20080394146	As stated in said Declarations
Minimum Construction Standards and Guidelines	Harris County Clerk's File No. 20090005965	As stated in said Declarations
First Amendment to Minimum Construction Standards and Guidelines	Harris County Clerk's File No. RP-2022-2871922	As stated in said Declarations
Amended and Restated Fining Policy	Harris County Clerk's File No. 20100168981	As stated in said Declarations
Guidelines for Display of Flags	Harris County Clerk's File No. 20110417410	As stated in said Declarations
Guidelines for Solar Energy Devices	Harris County Clerk's File No. 20110417411	As stated in said Declarations
Guidelines for Display of Certain Religious Items	Harris County Clerk's File No. 20110417412	As stated in said Declarations
Guidelines for Rainwater Recovery Systems	Harris County Clerk's File No. 20110417413	As stated in said Declarations

Guidelines for Roofing Materials	Harris County Clerk's File No. 20110417414	As stated in said Declarations
Document Retention Policy	Harris County Clerk's File No. 20110447639	As stated in said Declarations
Payment Plan Policy	Harris County Clerk's File No. 20110447640	As stated in said Declarations
Records Production and Copying Policy	Harris County Clerk's File No. 20110447657	As stated in said Declarations
Community Swimming Pool Usage Rules	Harris County Clerk's File No. 20110447665	As stated in said Declarations
Clubhouse Rental Rules	Harris County Clerk's File No. 20110447670	As stated in said Declarations
Community Parks, Tennis Court and Basketball Court Rules	Harris County Clerk's File No. 20110486427	As stated in said Declarations
Community Fitness Room Rules	Harris County Clerk's File No. 20110486431	As stated in said Declarations
Deed Restriction Enforcement Procedure	Harris County Clerk's File No. 20120162247	As stated in said Declarations
First Amendment to Guidelines for Display of Flags	Harris County Clerk's File No. 20130446379	As stated in said Declarations
Guidelines for Street Tree Pruning	Harris County Clerk's File No. RP-2016-13615	As stated in said Declarations
Second Amended and Restated Collection Policy for Delinquent Accounts	Harris County Clerk's File No. RP-2017-92968	As stated in said Declarations
Community Parks, Tennis Court and Basketball Court Rules	Harris County Clerk's File No. RP-2018-257815	As stated in said Declarations
First Amendment to the Amended and Restated By-laws	Harris County Clerk's File No. RP-2018-299338	As stated in said Declarations
Electronic Gate Access - Registration Requirements	Harris County Clerk's File No. RP-2019-108198	As stated in said Declarations
Religious Display Guidelines	Harris County Clerk's File No. RP-2021-497210	As stated in said Declarations
Swimming Pool Enclosure Guidelines	Harris County Clerk's File No. RP-2021-497211	As stated in said Declarations
Security Measures Guidelines	Harris County Clerk's File No. RP-2021-497212	As stated in said Declarations
209 Hearing Guidelines	Harris County Clerk's File No. RP-2021-497213	As stated in said Declarations

Pool Rules	Harris County Clerk's File No. RP-2022-279512	As stated in said Declarations
Adjacent Lot Use Guidelines	Harris County Clerk's File No. RP-2023-127193	As stated in said Declarations
Standby Electric Generator Guidelines	Harris County Clerk's File No. RP-2023-127194	As stated in said Declarations
Amended Records Production and Copying Policy	Harris County Clerk's File No. RP-2023-292196	As stated in said Declarations
Amended and Restated Fining and Enforcement Policy and Procedures for Violations of the Governing Documents	Harris County Clerk's File No. RP-2023-439148	As stated in said Declarations
Board Member Conduct Policy	Harris County Clerk's File No. RP-2024-55375	As stated in said Declarations
Third Amended and Restated Collection Policy for Delinquent Accounts	Harris County Clerk's File No. RP-2024-57282	As stated in said Declarations
First Amended and Restated Electronic Gate Access- Registration Requirements Policy	Harris County Clerk's File No. RP-2024-201365	As stated in said Declarations

Name and Mailing Address for Association

Canyon Gate at Northpointe Owners Association, Inc.
19522 Del Norte Canyon Drive
Tomball, Texas 77377

Name and Mailing Address of Person Managing
the Association or its Designated Representative

Ms. Gloria Lee, On-site Manager
19522 Del Norte Canyon Drive
Tomball, Texas 77377

Telephone Number to contact the Association

(281) 290-6723

Email Address to contact the Association

manager@cgnoa.com

Association Website

www.cgnoa.com

Transfer of Title Fees

Transfer Fee:	\$421.00
Resale Certificate Fee:	\$350.00
2nd Resale Certificate Fee:	\$350.00 (after 180 days of prior request)
Rush Fee:	\$100.00 - 5 business days
Refinance Fee:	\$75.00
Adopt a School Fee:	\$126.00

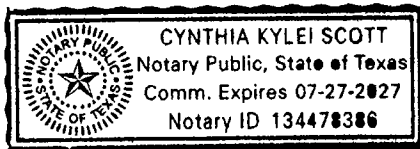
Executed on this the 21st day of April, 2025.

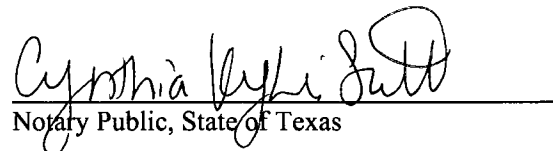
Canyon Gate at Northpointe Owners Association,
Inc., a Texas non-profit corporation


Gloria Lee, On-site Manager

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 21 day of April, 2025, by Gloria Lee, On-site Manager for Canyon Gate at Northpointe Owners Association, Inc., a Texas non-profit corporation, on behalf of said entity.




Notary Public, State of Texas

When recorded return to:
Hoover Slovacek LLP
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

RP-2025-147051
Pages 7
04/22/2025 10:24 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$45.00

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-2025-147051