

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
VISTAS AT KLEIN LAKE HOMEOWNERS ASSOCIATION

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THE STATE OF TEXAS       §  
                                          §  
COUNTY OF HARRIS       §

The undersigned, being the Managing Agent of Vistas at Klein Lakes Homeowners Association, 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 recorded:

1. Names of Subdivision: The name of the subdivision is Vistas of Klein Lake.
2. Name of Property Owners' Association: The name of the Association is Vistas at Klein Lake Homeowners Association.
3. Recording Data for the Subdivision:

Vistas of Klein Lake, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 678129 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Vistas of Klein Lake, Section Two (2), a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 679665 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Vistas of Klein Lake, Section Three (3), a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 688973 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Vistas of Klein Lake, Section Four (4), a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 688976 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. Document:

- (1) Declaration of Covenants, Conditions and Restrictions for Vistas at Klein Lake Homeowners Association.
- (2) Declaration of Annexation [Vistas at Klein Lake, Section 2].
- (3) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Vistas of Klein Lake Section Three

b. Recording Information:

- (1) Harris County Clerk's File No. RP-2016-552537.
- (2) Harris County Clerk's File No. RP-2017-151838.
- (3) Harris County Clerk's File No. RP-2019-521063

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Vistas at Klein Lake Homeowners Association c/o Chaparral Management Company, LLC - Spring, P.O. Box 681007, Houston, Texas 77268.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Chaparral Management Company, LLC - Spring. Address: P.O. Box 681007, Houston, Texas 77268. Phone No.: 281.537.0957. Email Address: cmc@chaparralmanagement.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.chaparralmanagement.com (use the "find my community" search bar to locate the community webpage).
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 Fee                          | \$ 75.00                                                                    |
| Rush Fees (for sooner than 10 business days)           | \$300.00 1 business day; \$200.00 3 business days; \$100.00 5 business days |
| Compliance Inspection Fee (optional)                   | \$ 120.00                                                                   |
| Transfer Fee                                           | \$ 275.00                                                                   |
| Legal Fee Preparation                                  | \$ 50.00                                                                    |
| Capitalization Fee (Declaration Article X, Section 4B) | Each owner of a lot other than Declarant or Builder (as those terms         |

|  |                                                                                                                                                                                                                                                                                                             |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | are defined in the Declaration) shall be obligated to pay ½ of the then current Annual Assessment per lot, at the time of sale, as a Capitalization Fee. The amount of the Capitalization Fee for 2022 is \$900.00. For future years, the Capitalization Fee amount must be confirmed with the Association. |
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EXECUTED on this 7<sup>th</sup> day of February, 2022.

**VISTAS AT KLEIN LAKE  
HOMEOWNERS ASSOCIATION**

By: Chaparral Management Company, LLC,  
Managing Agent

By: Lisa Murillo

Printed: Lisa Murillo

Its: Managing Agent

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.

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THE STATE OF TEXAS                   §  
                                                     §  
COUNTY OF HARRIS                   §

BEFORE ME, the undersigned notary public, on this day personally appeared  
Lisa Murillo of Chaparral Management  
Company, LLC, as the Managing Agent of Vistas at Klein Lake Homeowners Association,  
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.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 1<sup>th</sup> day of  
February, 2022, to certify which witness my hand and official seal.

Sarah Suzanne Shaw  
Notary Public in and for the State of Texas



RP-2022-67461  
# Pages 5  
02/07/2022 02:11 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-2022-67461