

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Homeowners' Association of Retreat at Champions Landing, 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>
Declaration of Covenants, Conditions and Restrictions for Retreat at Champions Landing	Harris County Clerk's File No. RP-2017-548224	Film Code Nos. 682765 (Section 1) and 685197 (Section 2), Map Records of Harris County, Texas; and as stated in said Declaration
Notice of Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Retreat at Champions Landing	Harris County Clerk's File No. RP-2019-434972	33.44 acres tract of land situated in the Benjamin Page Survey, Abstract Number 618, Harris County, Texas; and as stated in said Declaration
Notice of Filing of Dedicatory Instruments (Certificate of Formation; Acceptance and Consent to Serve as Registered Agent; Initial Resolutions of Board of Directors; Bylaws; Retreat at Champions Landing Policy Manual)	Harris County Clerk's File No. RP-2018-59	As stated in said Declaration
First Amendment to Bylaws	Harris County Clerk's File No. RP-2021-390767	As stated in said Declaration
Religious Display Guidelines	Harris County Clerk's File No. RP-2021-465845	As stated in said Declaration
Swimming Pool Enclosure Guidelines	Harris County Clerk's File No. RP-2021-465846	As stated in said Declaration
Security Measures Guidelines	Harris County Clerk's File No. RP-2021-465847	As stated in said Declaration

209 Hearing Guidelines	Harris County Clerk's File No. RP-2021- 465848	As stated in said Declaration
Bid Procedure for Contracts Exceeding \$50,000 Guidelines	Harris County Clerk's File No. RP-2021- 465849	As stated in said Declaration

Name and Mailing Address for Association

Homeowners' Association of Retreat at Champions Landing, Inc.
c/o VanMor Properties, Inc.
7102 Glen Chase Court
Houston, Texas 77095

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

VanMor Properties, Inc.
7102 Glen Chase Court
Houston, Texas 77095

Telephone Number to contact the Association

(832) 593-7300

Email Address to contact the Association

susan@vanmor.com

Association Website

www.championslanding.org

Transfer of Title Fees

Transfer Fee:	\$350.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee (within 180 days):	\$75.00
Questionnaire:	\$375.00
Refinance Fee:	\$100.00
Rush Fee:	\$100.00
Statement of Account/Payoff Request/Quote Fee:	\$75.00

Executed on this the 6th day of January, 2025.

Homeowners' Retreat at Champions Landing, Inc., a Texas non-profit corporation, acting by and through its managing agent, VanMor Properties, Inc.

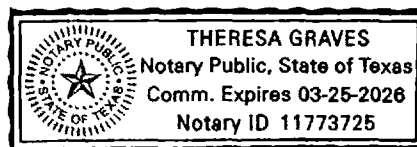
Susan Vandagriff
Susan Vandagriff, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 6th day of January, 2025, by Susan Vandagriff, President of VanMor Properties, Inc., the managing agent for Homeowners' Association of Retreat at Champions Landing, Inc., a Texas non-profit corporation, on behalf of said entity.

Theresa Graves
Notary Public, State of Texas

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



RP-2025-7131

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Pages 4
01/08/2025 09:11 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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-2025-7131