

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
CHAMPIONS PARK HOMEOWNERS ASSOCIATION, INC.
(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

CHAMPIONS PARK HOMEOWNERS ASSOCIATION, INC. (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's President and a Director of the Association, submits this Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificates filed by the Association. The Association certifies as to the following:

1. The name of the Subdivision is CHAMPIONS PARK.
2. The name of the Association is CHAMPIONS PARK HOMEOWNERS ASSOCIATION, INC.
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Harris County, Texas:

- (i) Champions Park - Volume 290, Page 101.

4. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Declarations (Deed Records of Harris County, Texas):

- (i) Declaration of Covenants, Conditions and Restrictions Champions Park, on file in the Deed Records of Harris County, Texas under Clerk's File No. G238191, the Correction of Declaration of Covenants, Conditions and Restrictions Champions Park, on file in the Deed Records of Harris County, Texas under Clerk's File No. G287308, as previously amended by instrument recorded under Harris County Clerk's File No. M492237.

5. The name and mailing address of the Association is: CHAMPIONS PARK HOMEOWNERS ASSOCIATION, INC., 13635 Champions Park Drive, Houston, Texas 77069-2447.
6. The name, mailing address, telephone number, and e-mail address of the Association's designated representative is: Greg White, President, Champions Park Homeowners Association, Inc., 13635 Champions Park Drive, Houston, Texas 77069-2447. His Telephone No. is 281.785.5544, and his e-mail address is championsparkpresident@gmail.com.
7. The Association's website is www.championsparkhoa.org, and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on this website.
8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be

collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of .200 is charged, payable to Champions Park Homeowners Association, Inc.; b) regarding a refinance, an administrative refinance fee in the amount of .95 is charged, payable to Champions Park Homeowners Association, Inc.; and c) if a Resale Certificate is requested, the fee for a Resale Certificate is 1.50, payable to Champions Park Homeowners Association, Inc. The fee for an updated Resale Certificate is \$75.00, payable to Champions Park Homeowners Association, Inc. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.

9. Other information the Association considers appropriate is: (i) meetings of the Association's Board of Directors, as well as meetings of the Association's membership, are generally held at the Association's Clubhouse located at 13635 Champions Park Drive, Houston, Texas 77069-2447; and (ii) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

SIGNED on this the 1st day of June, 2021.

CHAMPIONS PARK HOMEOWNERS
ASSOCIATION, INC.

By: G. White
GREG WHITE, President

VERIFICATION

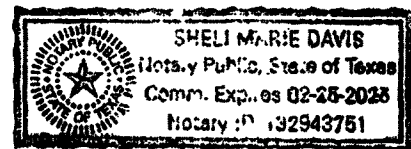
THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared GREG WHITE, President of CHAMPIONS PARK HOMEOWNERS ASSOCIATION, INC. (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), a person 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, on behalf of said Association.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 1st day of June, 2021.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording, return to:
Champions Park Homeowners Association, Inc.
13635 Champions Park Drive
Houston, Texas 77069-2447



Champions Park Homeowners Association, Inc. - Management Certificate (Amended/Updated)

RP-2022-287137
Pages 3
06/01/2022 04:24 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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-2022-287137