

**THE PARK AT NORTHGATE CROSSING COMMUNITY ASSOCIATION, INC.**  
**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**

STATE OF TEXAS §

COUNTY OF HARRIS §

THE PARK AT NORTHGATE CROSSING COMMUNITY ASSOCIATION, INC., a

Texas non-profit corporation, files this Management Certificate, as follows:

- (1) the name of the Subdivision is Park at Northgate Crossing,
- (2) the name of the Association is The Park at Northgate Crossing Community Association, Inc.;
- (3) the Subdivision is recorded in the Real Property Records of Harris County, Texas, along with any amendments, replats and supplements thereto, as follows:
  - (a) Park at Northgate Crossing Section 1, under Clerk's File No. U887547;
  - (b) Park at Northgate Crossing, Section 2, under Clerk's File No. W761695;
  - (c) Park at Northgate Crossing, Section 3, under Clerk's File No. X356598;
  - (d) Park at Northgate Crossing, Section 4, under Clerk's File No. Y824342;
- (4) the Declaration is recorded in the Real Property Records of Harris County, Texas, along with any amendments or supplements thereto, as follows:
  - (a) Declaration of Covenants, Conditions and Restrictions Park at Northgate Crossing, under Clerk's File No. V045254;
  - (b) Annexation Agreement Park at Northgate Crossing, Section Two (2), under Clerk's File No. X363688;
  - (c) Declaration of Covenants, Conditions and Restrictions Path at Northgate Crossing, Section Three (3), under Clerk's File No. X569767;
  - (d) Declaration of Covenants, Conditions and Restrictions Park at Northgate Crossing, Section Four (4), under Clerk's File No. Z475957;
  - (e) Assessment Collection Policy, under Clerk's File No. 2013-0524516;
  - (f) Resolution Regarding Pool Rules, under Clerk's File No. 2011-0542359;

RP-2022-393014

- (g) Policies and Guidelines Regarding Deed Restriction Matters, under Clerk's File No. 2011-0526735;
- (h) Document Retention Policy, under Clerk's File No. 2011-0526734;
- (i) Document Production and Copying Policy, under Clerk's File No. 2011-0526733;
- (j) Collection Rules and Installment Plan Guidelines, under Clerk's file No. 2011-0526732;
- (k) Deed Restriction Inspection Guidelines, under Clerk's File No. 2011-0340330;
- (l) Resolution Regarding Assessment Collection Schedule, under Clerk's File No. 2010 0211242;
- (m) Resolution Regarding Deed Restriction Enforcement, under Clerk's File No. 2010-0269061;
- (n) Resolution Regarding Assessment Collection Schedule, under Clerk's File No. 2010-0269060;
- (o) Resolution Regarding Deed Restriction Enforcement, under Clerk's File No. 2010-0211243;
- (p) Bylaws, under Clerk's File No, V931557;
- (q) Articles of Incorporation under Clerk's File No. V666562, at Film Code No. 549-90-2660;

(5) the name and mailing address of the Association is The Park at Northgate Crossing Community Association, Inc. c/o Chaparral Management Company, LLC., PO Box 681007, Houston, TX 77268.

(6) the name and mailing address of the Association's designated representative is Chaparral Management Company, LLC., PO Box 681007, Houston, TX 77268.

(7) the phone number of the Association's designated representative is (281) 537-0957 and the email is [cmc@chaparralmanagement.com](mailto:cmc@chaparralmanagement.com)

(8) the website for the Association is:  
<https://portal.chaparralmanagement.com/?c=0076>

(9) the fees for the Association are as follows:

Description	Fee
Resale Certificate Fee	\$375.00
Resale Certificate Update	\$75.00
Compliance Inspection (optional)	\$120.00
Transfer Fee	\$275.00
Fees for "Rush Service"	\$350.00 for 1 business day, \$250.00 for 3 business days, \$150.00 for 5 business days, and \$100.00 for 7 business days

SIGNED THIS 29<sup>th</sup> DAY of July, 2022.

THE PARK AT NORTHGATE CROSSING COMMUNITY ASSOCIATION, INC.

By: Valerie Overbeck  
Managing Agent for The Park at Northgate Crossing Community Association, Inc.

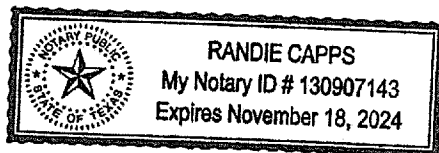
Valerie Overbeck  
Print Name

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 29 day of July, 2022.



Randie Capps  
Notary Public for the State of Texas

RP-2022-393014

RP-2022-393014  
# Pages 5  
08/01/2022 03:31 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-2022-393014