

**CHADBURY PLACE HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Chadbury Place Homeowners Association, Inc.** (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:

**Name of the Subdivision:** Chadbury Place.

**Name of the Association:** Chadbury Place Homeowners Association, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

- (a) Post Oak Place, Section Two (2), recorded under Volume 467, Page 104, along with any supplements or replats thereof;
- (b) Post Oak Place, Section Four (4), recorded under Volume 532, Page 026, along with any supplements or replats thereof;
- (c) Post Oak Place, Section Four (4), recorded under Volume 532, Page 026, along with any supplements or replats thereof;
- (d) Post Oak Place, Section Five (5), recorded under Volume 551, Page 227, along with any supplements or replats thereof.

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Official Public Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Chadbury Place, under Harris County Clerk's File No. U982108, along with any amendments or supplements thereto;
- (b) Supplemental Declaration of Covenants, Conditions and Restrictions for Chadbury Place, under Harris County Clerk's File No. W043389;
- (c) Certificate of Formation of Chadbury Place Homeowners Association, Inc. under Clerk's File No. V107148;
- (d) Article of Incorporation of Chadbury Place Homeowners Association, Inc. under Clerk's File No. V107148;
- (e) ByLaws of Chadbury Place Homeowners Association, Inc. under Clerk's File No. V107148;
- (f) Fine Policy for Chadbury Place Homeowners Association, Inc. under Clerk's File No. 20060031682;
- (g) Chadbury Place Covenant Compliance Inspection, under Clerk's No. 20080417662;
- (h) Records Retention & Access Policy for Chadbury Place Homeowners Association, Inc. under Clerk's File No. 20120099072;
- (i) Chadbury Place Homeowners Association, Inc. Payment Plan Policy, under Clerk's File No. 20120099073;
- (j) Board Policy Resolution of Chadbury Place Homeowners Association, Inc. under Clerk's File No. 20120099074.

**Name and Mailing Address for Association**

Chadbury Place Homeowners Association, Inc.  
c/o Principal Management Group of Houston

11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

**Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of Houston  
c/o PMG Conveyance Department  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041  
713-329-7100  
[webmaster@pmghouston.com](mailto:webmaster@pmghouston.com)

**Website Address of the Association**

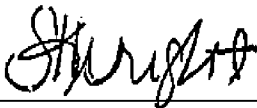
[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 7<sup>th</sup> day of January, 2022

Chadbury Place Homeowners Association, Inc., acting by and through its managing agent, Principal Management Group of Houston

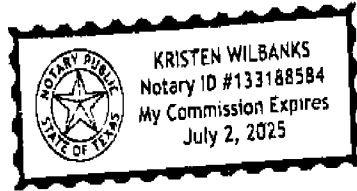


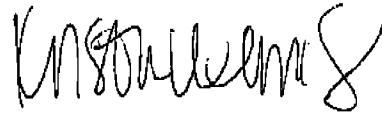
Surina Wright, Vice President

STATE OF TEXAS        §  
                                     § COUNTY OF  
HARRIS        §

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2022 by Surina Wright, Vice President with Principal Management Group of Houston, the managing agent for Chadbury Place Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.

RP-2022-44064



  
Notary Public, State of Texas

When recorded return to:  
Principal Management Group of Houston  
c/o Andrea Roberts  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

RP-2022-44064

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# Pages 4  
01/25/2022 02:10 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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-2022-44064