PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR THE VILLAGES AT CHAMPIONS GATE COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS COUNTY OF CHAMBERS	§
	§ s
	8

The undersigned, being the Manager of The Villages at Champions Gate Community Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by The Villages at Champions Gate Community Association, Inc.:

- I. Name of Subdivision: The Villages at Champions Gate.
- 2. Name of Association; The Villages at Champions Gate Community Association, Inc.
- 3. Recording Data for the Subdivision and Declaration:
 - a) The Villages at Champions Gate, a subdivision in Chambers County, Texas, according to the map or plat thereof, recorded under County Clerk's File Nos. 31298, 81989, and 97290 of the Map/Plat Records of Chambers County, Texas, including any replats thereto.
 - b) The Villages at Champions Gate Section 2, a subdivision in Chambers County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 113303 of the Map/Plat Records of Chambers County, Texas, including any replats thereto.
 - c) The Villages at Champions Gate Section 3, a subdivision in Chambers County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 135572 of the Map/Plat Records of Chambers County, Texas, including any replats thereto.
 - d) Declaration of Covenants, Conditions, Restrictions and Easements for the Villages at Champion's Gate, filed under Volume 1090, Page 443, and Instrument No. 41431 in the Official Public Records of Real Property of Chambers County, Texas.
 - e) Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for the Villages at Champion's Gate, filed under Instrument No. 2019-142206 in the Official Public Records of Real Property of Chambers County, Texas.

SDG: TVACG-1

- 4. Name and Mailing Address of the Association is: The Villages at Champions Gate Community Association, Inc., c/o Prestige Association Management Group, 1849 Kingwood Drive, Suite 103, Kingwood, Texas 77339.
- 5. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Prestige Association Management Group, 1849 Kingwood Drive, Suite 103, Kingwood, Texas 77339.
- 6. Telephone Number's Contact the Association is: (281) 607-7701; Fax (281) 306-5454.
- 7. Email Address to Contact the Association: sarahe@pamgtx.com
- 8. The Association's website may be found at: https://frontstcps.cloud/CaliberWeb2 Prestige and www.pamgtx.com
- 9. Fees charged by the Association upon the sale or transfer of Property:
 - a) Resale Certificate: \$200.00 or more, not to exceed the maximum allowable rate.
 - b) Rush Fee for Resale Certificate: \$100.00 if needed within 24 hours; \$50.00 if needed within 3 days.
 - c) Updated Certificate: after 30 days of issuance of the original \$200.00.
 - d) Certified Statement of Account \$50.00 and transfer Fee \$200.00.
 - e) Refinance statement of account \$50.00 and Refinance fee \$200.00.
 - f) Mandatory New Owner Packet fee not to exceed \$150.00.

Executed on this the 31 day of May 2024.

THE VILLAGES AT CHAMPIONS GATE COMMUNITY ASSOCIATION, INC.

Sarah Eldridge, President

THE STATE OF TEXAS

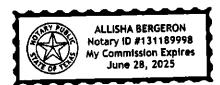
COUNTY OF HARRIS

8 8 0

ACKNOWLEDGMENT

§

BEFORE ME, the undersigned notary public, on this the 24 day of 2024 p ersonally appeared Sarah Eldridge, Manager and Agent of The Villages at Champions Gate Community Association, Inc., 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 and on behalf of the Association.



Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

Prestige Association Management Group 1849 Kingwood Drive Suite 103 Kingwood Texas 77339 Attn: Sarah Eldridge FILED FOR RECORD IN:
Chambers
On: 06/05/2024 08:42 AM
Doc Number: 2024-203901
Number of Pages: 4
Amount: \$33.00
Order#: 20240605000003
By: KT
Heather H. Hawthorne

