

**PONDEROSA FOREST MAINTENANCE ASSOCIATION, INC.**  
**%CHAPARRAL MANAGEMENT COMPANY, INC.**  
**6630 Cypresswood Drive, #100, Spring, TX 77379**  
**PO Box 681007, Houston, TX 77268-1007**  
**Voice 281 537-0957, Fax 281 537-0312**

**MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS \*  
COUNTY OF HARRIS \*

The undersigned, being the Manager for Ponderosa Forest Maintenance Association, Inc., a non-profit corporation ("Association") 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 Association:

- (1) Name of Subdivision: Ponderosa Forest Sections 1, 2, 3, 4, and 6
- (2) Name of Association: Ponderosa Forest Maintenance Association, Inc.
- (3) Recording data for Subdivision:\*
  - (1) Ponderosa Forest, Section 1, under Clerk's File No. C497833;
  - (2) Ponderosa Forest, Section 2, under Clerk's File No. C585698;
  - (3) Ponderosa Forest, Section 3, under Clerk's File No. C867843;
  - (4) Ponderosa Forest, Section 4, under Clerk's File No. D096021;
  - (5) Ponderosa Forest, Section 6, under Clerk's File No. D261193;
- (4) Recording data for Declaration:\*
  - (1) Amendments to Deed Restrictions of Ponderosa Forest, Section One, recorded under Clerk's File No. N533884;
  - (2) Amendments to Deed Restrictions of Ponderosa Forest, Section Two, recorded under Clerk's File No. N533885;
  - (3) Amendments to Deed Restrictions of Ponderosa Forest, Section Three, recorded under Clerk's File No. P695522;
  - (4) Amendments to Deed Restrictions of Ponderosa Forest, Section Four, recorded under Clerk's File No. P695523;
  - (5) Amendments to Deed Restrictions of Ponderosa Forest, Section Six, recorded under Clerk's File No. N468727;
  - (6) Second Amendment to Deed Restrictions of Ponderosa Forest, Sections One, Two, Three, Four and Six recorded under Clerk's File No. S116500;
  - (7) Payment Plan Policy, under Clerk's File No. 2012-0013591;
  - (8) Records Retention Policy, under Clerk's File No. 2012-0013592;
  - (9) Books and Records Production Policy, under Clerk's File No. 2012-0013590;
  - (10) Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's File No. 2012-0013593

RP-2022-89596

- (11) Escrow Subordination Policy, under Clerk's File No. 2013-0254976;
  - (12) Regulations Regarding Drought-Resistant Landscaping and Water Conserving Turf, under Clerk's File No. 2013-0613160;
  - (13) First Amended Bylaws, Articles of Incorporation, First Articles of Amendment to the Articles of Incorporation, Second Articles of Amendment to the Articles of Incorporation (ATTACHED HERETO);
- (5) Mailing Address for Association is: Ponderosa Forest Maintenance Association, Inc. %Chaparral Management Company, Inc., PO Box 681007, Houston, TX 77268-1007
  - (6) The name and mailing address of the Association's Designated Representative is: Chaparral Management Company, Inc., PO Box 681007, Houston, TX 77268-1007
  - (7) The phone number of the Association's Designated Representative is (281)537-0957
  - (8) Website is <https://portal.chaparralmanagement.com/?c=0093>; email is [cmc@chaparralmanagement.com](mailto:cmc@chaparralmanagement.com)
  - (9) Resale certificate fees: \$375.00; \$100 - \$300 for expedited; updated \$75.00; transfer fee \$275.00.

Executed on this 11<sup>th</sup> day of February, 2022.

Ponderosa Forest Maintenance Association, Inc.

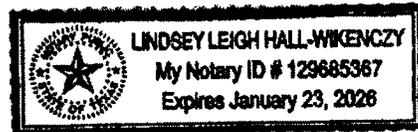
By: Jordan A Terry, CMCA  
 Name: Jordan Terry  
 Position: Manager

This instrument was acknowledged before me on 02-16-2022 by Jordan Terry.

Lindsey Leigh Hall-Wikenczy  
 Notary Public, State of Texas

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

Return to:  
 Chaparral Management Company, Inc.  
 PO Box 681007  
 Houston, TX 77268-1007



RP-2022-89596

RP-2022-89596  
# Pages 3  
02/18/2022 09:39 AM  
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-2022-89596