

Management Certificate of
CHAMPIONS GARDENS COMMUNITY IMPROVEMENT ASSOCIATION, INC.,
(Texas Property Code Section 209.004)

(Also Must be filed with Texas Real Estate Commission)

Name of Subdivision:	The plat of the Subdivision is recorded in the following:
Subdivision Recording Data:	Champions Creek Estates Patio Homes, Section One, recorded under Clerk's File No. P754598, of the Map Records of Harris County, Texas
Declaration Recording Data: (and all amendments)	The Declaration is recorded in the following: Declaration of Covenants, Conditions and Restrictions of Champions Creek Estates Patio Homes, Section One, recorded in the Official Public Records of Real Property of Harris County, Texas, under Clerk's File No. P784543; as amended May 27, 1994, under Clerk's File No. P881765; as amended December 13, 1996, under Clerk's File No. S244644; and, as further amended March 5, 2018, under Clerk's File No. RP-201890986.
Name of Association:	Champions Gardens Community Improvement Association, Inc.
Mailing Address of Association:	14415 Reissen Lane Houston, Texas 77069
Person Managing Association or Association's Designated Representative:	Name: Don Taylor, Treasurer Address: 6652 Camptown Circle Houston, Texas 77069 Email: dntaylor11531@comcast.net Phone: (281) 798-7409 Website: None, not required
Transfer Fee: Champions Creek Estates Patio Homes, Section One	\$300.00

(signature on page 2)

Champions Gardens Community
Improvement Association, Inc.

By:

Sandra Moore
Sandra Moore, President

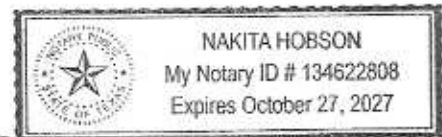
STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on April 11, 2025 by Sandra Moore President of Champions Gardens Community Improvement Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

State of Texas
County of Harris

On this 11 day of April, 2025, before me personally appeared Sandra Moore, to me known to be the person(s) who executed the foregoing instrument, and acknowledged that (he, she, they) executed the same as (his, her, their) free act and deed.

[Signature]
Notary Public



Disclaimer: Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.