

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Chesterfield Community Association, a Texas non-profit corporation, (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:

| <u>Document and Name of Subdivision</u> | <u>Recording Data for Document</u> | <u>Recording Data for Subdivision</u> |
|---|---|--|
| Declaration of Covenants, Conditions and Restrictions for Chesterfield, Section One | Harris County Clerk's File No. H256095 | Volume 305, Page 1, Map or Plat Records, Harris County, Texas; and as stated in said Declaration |
| Amendment of Declaration of Covenants, Conditions and Restrictions of Chesterfield, Section One | Harris County Clerk's File No. H732423 | As stated in said Amendment |
| Second Amendment of Declaration of Covenants, Conditions and Restrictions of Chesterfield, Section One | Harris County Clerk's File No. L959206 | As stated in said Amendment |
| Articles of Incorporation; Pool Regulations for Management; Pool Maintenance Guidelines for Management; Agreement for Mutual Use of Recreation Facilities; and Records Retention Schedule | Harris County Clerk's File No. U147800 | As stated in said Declaration |
| Articles of Incorporation and By-Laws | Harris County Clerk's File No. RP-2019-150832 | As stated in said Declaration |
| First Amendment to By-Laws | Harris County Clerk's File No. RP-2020-46109 | As stated in said Declaration |
| Architectural Control Committee Guidelines | Harris County Clerk's File No. V505805 | As stated in said Declaration |
| Architectural Control Committee Guidelines | Harris County Clerk's File No. 20140038798 | As stated in said Declaration |
| Priority of Payments and Alternative Payment Schedule Guidelines | Harris County Clerk's File No. 20110505700 | As stated in said Declaration |

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|---|--|-------------------------------|
| Records Retention, Production and Copying Policy | Harris County Clerk's File No. 20110505701 | As stated in said Declaration |
| Standby Electric Generator Guidelines | Harris County Clerk's File No. RP-2016- 335890 | As stated in said Declaration |
| United States, State of Texas and United States Armed Forces Flag Display Guidelines | Harris County Clerk's File No. RP-2019- 150846 | As stated in said Declaration |
| Drought-Resistant Landscaping and Water- Conserving Natural Turf Guidelines | Harris County Clerk's File No. RP-2019- 150862 | As stated in said Declaration |
| Adjacent Lot Use Guidelines | Harris County Clerk's File No. RP-2019- 150875 | As stated in said Declaration |
| Solar Energy Devices Guidelines | Harris County Clerk's File No. RP-2019- 150879 | As stated in said Declaration |
| Rainwater Harvesting System Guidelines | Harris County Clerk's File No. RP-2019- 150886 | As stated in said Declaration |
| Religious Display Guidelines | Harris County Clerk's File No. 2019-150894 | As stated in said Declaration |
| Political Signs and Holiday Decorations Policy | Harris County Clerk's File No. RP-2019- 150896 | As stated in said Declaration |
| Shingle Criteria | Harris County Clerk's File No. RP-2019- 150903 | As stated in said Declaration |

Name and Mailing Address for Association

Chesterfield Community Association
c/o Magnolia Property Management
22214 Highland Knolls Drive, Suite 100
Katy, Texas 77450

Name and Mailing Address of Person Managing
the Association or its Designated Representative

Magnolia Property Management
22214 Highland Knolls Drive, Suite 100
Katy, Texas 77450

Telephone Number to contact the Association

(281) 599-0098

Email Address to contact the Association

lisa@magprop.com

Association Website

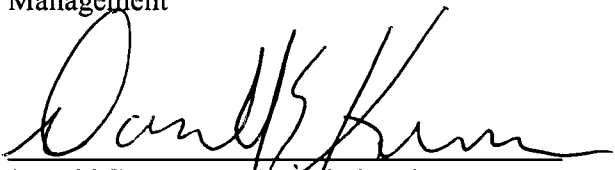
www.magprop.com

Transfer of Title Fees

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|---------------------------------|----------|
| Transfer Fee: | \$300.00 |
| Capitalization Fee: | \$100.00 |
| Resale Certificate Fee: | \$325.00 |
| Updated Resale Certificate Fee: | \$100.00 |
| Rush Fee: | \$75.00 |
| Refinance Fee: | \$175.00 |

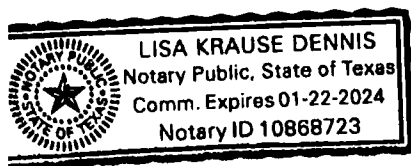
Executed on this the 23 day of August, 2023.

Chesterfield Community Association, a Texas
non-profit corporation, acting by and through
its managing agent, Magnolia Property
Management


Donald E. Kramer, Association Co-Manager

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 23rd day of August, 2023, by Donald E. Kramer, Association Co-Manager with Magnolia Property Management, the managing agent for Chesterfield Community Association, a Texas non-profit corporation, on behalf of said entity.



Lisa Krause Dennis
Notary Public, State of Texas

When recorded return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

RP-2023-326209
Pages 5
08/25/2023 12:13 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-2023-326209