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Management Certificate

(Texas Property Code 209.004)

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1. Name of Subdivision: Champions Glen
2. Name of Association: Champions Glen Homeowners Association, Inc.
3. The Declaration of Covenants, Conditions and Restrictions for Champions Glen, a subdivision in Harris County, Texas, said Declaration being dated April 16, 1981 and recorded under County Clerk's File No. G942251, File Code No. 182-99-1787, of the Real Property Records of Harris County, Texas, said Declaration being amended by instrument dated May 26, 1981 and recorded under County Clerk's File No G986847, File No. G988647, File Code No. 185-95-1349, of the Real Property Records of Harris County, Texas, and said Declaration also being amended by instrument dated March 20, 1984 and recorded under County Clerk's File No. J533078, File Code No. 083-98-134, of the Real Property Records of Harris County, Texas.
4. Name and Mailing address of the Champions Glen Homeowners Association Inc.: Alan Kaniss, President, Champions Glen Homeowners Association, 5718 Glen Mist Ln., Houston, TX. 77069.
5. Telephone Number to Contact the Association is: **281-507-9138**; Email Address to contact the Association is: alank@itwsealants.com
6. The Association's website may be found at: www.championsglen.com
7. 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. Updated Resale Certificate: after 30 days of issuance of the original **\$75.00**
 - c. Transfer Fee (Certified Statement of Account) **\$225.00**
 - d. Refinance Statement of Account **\$50.00**
 - e. Document fees **\$75.00**
8. Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform 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 or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

This management certificate is filed of record in Harris County, Texas by the President of the Champions Glen Homeowners Association, Inc.. It shall be valid until a later Management Certificate is filed of record by the Association, or until a termination of this Management Certificate is filed of record, whichever is sooner.

Signed: Alan Kaniss, Date: 11/21/22

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Alan Kaniss, President of the Champions Glen Homeowner's Association

STATE OF TEXAS

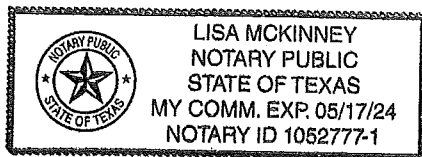
COUNTY OF HARRIS

On this date, personally appeared before me Alan Kaniss, President, Champions Glen Homeowners Association Inc., who acknowledged that he executed the within instrument, MANAGEMENT CERTIFICATE, for the purpose therein contained.

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WITNESS my hand, at office, this 21 day of Nov. 2022

[Signature]



Notary Public, State of Texas

My commission Expires:

5/17/2022

After Recording Return to: ✓✓

Alan Kaniss, 5718 Glen Mist Ln., Houston, TX 77069

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

8:00:00 AM

Thursday, December 1, 2022



COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Thursday, December 1, 2022



COUNTY CLERK
HARRIS COUNTY, TEXAS