

CHAMPION FOREST FUND, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Champion Forest Fund, Inc. (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:

Name of the Subdivision: Champion Forest, Section One (1);
Champion Forest, Section Two (2);
Champion Forest, Section Three (3);
Champion Forest, Section Four (4);
Champion Forest, Section Five (5);
Champion Forest, Section Six (6);
Champion Forest, Section Seven (7);
Champion Forest, Section Eight (8);
Champion Forest, Section Nine (9);
Champion Forest, Section Ten (10).

Name of the Association: Champion Forest Fund, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows:

- (a) Champion Forest, Section One (1), under Volume 241, Page 18;
- (b) Champion Forest, Section Two (2), under Volume 259, Page 67;
- (c) Champion Forest, Section Three (3), under Volume 266, Page 139;
- (d) Champion Forest, Section Four (4), under Volume 286, Page 138;
- (e) Champion Forest, Section Five (5), under Volume 285, Page 52;
- (f) Champion Forest, Section Six (6), under Volume 291, Page 47;
- (g) Champion Forest, Section Seven (7), under Volume 299, Page 20;
- (h) Champion Forest, Section Eight (8), under Volume 299, Page 21;
- (i) Champion Forest, Section Nine (9), under Volume 299, Page 23;
- (j) Champion Forest, Section Ten (10), under Volume 306, Page 14.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Official Public Records of Harris County, Texas, as follows:

- (a) Restrictions and Covenants Governing Property and Lots in Champion Forest, Section One (1), under Clerk's File No. E959351;
- (b) Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Two (2), under Clerk's File No. F584636;
- (c) Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Three (3), under Clerk's File No. H523486;
- (d) Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Four (4), under Clerk's File No. G109681;
- (e) Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Five (5), under Clerk's File No. F980174;





- (f) Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Six (6), under Clerk's File No. G426837;
- (g) Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Seven (7), under Clerk's File No. G869770;
- (h) Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Eight (8), under Clerk's File No. G869769;
- (i) Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Nine (9), under Clerk's File No. H669681;
- (j) Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Ten (10), under Clerk's File No. M448687;
- (k) Adoption of Restrictive Covenants, recorded under Clerk's File No. N939276;
- (l) Modification of Restrictive Covenants, Section One (1), under Clerk's File No. G096062;
- (m) Modification of Restrictive Covenants, Section Two (2), under Clerk's File No. G701835;
- (n) Modification of Restrictive Covenants, Section Three (3), under Clerk's File No. J127733;
- (o) Modification of Restrictive Covenants, Section Five (5), under Clerk's File Nos. G379514 and G620123;
- (p) Modification of Restrictive Covenants, Section Six (6), under Clerk's File Nos. K484205 and L608475;
- (q) Modification of Restrictive Covenants, Section Seven (7) under Clerk's File Nos. L853734, L853735, L853736, L853737, L853738, L853739;
- (r) Modification of Restrictive Covenants, Section Nine (9), under Clerk's File No. T611665;
- (s) 2nd Amendment to Restrictions and Covenants Governing Property and Lots in Champion Forest, Section One (1), under Clerk's File No. 20070373327;
- (t) 2nd Amendment to Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Two (2), under Clerk's File No. 20070674822;
- (u) 2nd Amendment to Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Three (3), under Clerk's File No. 20070674816;
- (v) 2nd Amendment to Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Four (4), under Clerk's File No. 20070674813;
- (w) 3rd Amendment to Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Five (5), under Clerk's File Nos. Y998013;
- (x) 3rd Amendment to Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Six (6), under Clerk's File No. 20070373329;
- (y) 7th Amendment to Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Seven (7), under Clerk's File Nos. Y998018;
- (z) 1st Amendment to Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Eight (8), under Clerk's File No. 20070373328;
- (aa) 2nd Amendment to Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Nine (9), under Clerk's File Nos. Y998023;
- (bb) Articles of Incorporation and 1st Amendment to the By-Laws of Champion Forest Fund, Inc., under Clerk's File No. U153575;
- (cc) 3rd Amendment to By-Laws and Resolution Regarding Collection of Delinquent Assessments, under Clerk's File No. 20150062124;
- (dd) Certificate of 4th Amendment to the By-Laws of Champion Forest Fund, Inc., under Clerk's File No. RP-2017-374326;
- (ee) Collection Policy, under Clerk's File No. 20120342484;
- (ff) Champion Forest Fund, Inc. Policy Resolution Regarding Rules Enforcement Procedures, under Clerk's File No. RP-2017-395519;
- (gg) Champion Forest Fund, Inc. Payment Plan Policy, under Clerk's File No. 20120342485;
- (hh) Champion Forest Fund, Inc. Association's Policies / Guidelines, under Clerk's File No. 20120342480;
- (ii) Champion Forest Fund, Inc. Records Production Policy, under Clerk's File No. 20120342482;
- (jj) Champion Forest Fund, Inc. Records Retention Policy, under Clerk's File No. 20120342483;
- (kk) Champion Forest Fund, Inc. Re-Roofing Guidelines, under Clerk's File No. 20150015472;
- (ll) Champion Forest Fund, Inc. resolution regarding Covenant Compliance Inspection, under Clerk's File No. RP-2019-391565;
- (mm) Champion Forest Fund, Inc. Transfer Fee Resolution, under Clerk's File no. RP-2020-525965;



Jessica Hight



- (nn) ~~Champion Forest Fund, Inc. ACC Denial and Appeal Hearing Policy, under Clerk's File No. RP-2021-531104;~~
- (oo) ~~Champion Forest Fund, Inc. Large Contract Bid Solicitation Policy, under Clerk's File No. RP-2021-531110;~~
- (pp) ~~Champion Forest Fund, Inc. Policy Regarding Records Retention, under Clerk's File No. RP-2021-531111;~~
- (qq) ~~Champion Forest Fund, Inc. Deed Restriction Hearing Policy, under Clerk's File No. rp-2021-531112;~~
- (rr) ~~Champion Forest Fund, Inc. Policy Regarding records Inspection & Production, under Clerk's File No. RP-2021-531113;~~
- (ss) ~~Champion Forest Fund, Inc. Architectural Review Authority Policy and Charter, under Clerk's File No. RP-2021-531117;~~
- (tt) ~~Champion Forest Fund, Inc. Amended Collections Policy, under Clerk's File No. RP-2021-556695.~~

Name and Mailing Address for Association

Champion Forest Fund, Inc.
c/o Principal Management Group of Houston
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of Houston
c/o PMG Conveyance Department
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041
713-329-7100
webmaster@pmghouston.com

Website Address of the Association

www.championforestonline.com

Property Transfer Fee(s) Charged by the Association:

Association Transfer Fee: \$100.00 payable to the Association on all transfers except foreclosure.

Property Transfer Fee(s) Charged by Management Company:

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$95.00
Resale Certificate: \$340
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 4 day of November, 2022

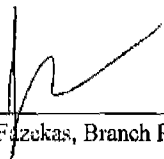
Champion Forest Fund, Inc., acting by and through its managing agent, Principal Management Group of Houston

RP-2022-545656



Andrea Roberts

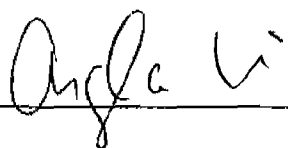




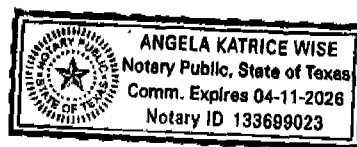
Shawn Fazekas, Branch Representative

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 4 day of November, 2022 by Shawn Fazekas, Branch Representative with Principal Management Group of Houston, the managing agent for Champion Forest Fund, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas



When recorded return to:
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041



RP-2022-545656

Tenesha Hudspeth



RP-2022-545656
Pages 5
11/10/2022 09:44 AM
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.



Tenesha Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS





I, Teneshia Hudspeth, County Clerk of Harris County, Texas certify that these pages are a true and correct copy of the original record filed and recorded in my office, electronically or hard copy, as it appears on this date.

Witness my official hand and seal of office
This November 20, 2022

Teneshia Hudspeth, County Clerk
Harris County, Texas

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

