

PONDEROSA FOREST COMMUNITY IMPROVEMENT 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 Community Improvement 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 5, 7, 8, 9, 10, Extension Sections 1 and 2, Ponderosa Trails Sections 1 & 2
- (2) Name of Association: Ponderosa Forest Community Improvement Association, Inc.

- (3) Recording data for Subdivision:*
Ponderosa Forest, Section Five, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 170, Page 120 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Ponderosa Forest, Section Seven, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 179, Page 135 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Ponderosa Forest, Section Eight, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 198, Page 94 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Ponderosa Forest, Section Nine, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 253, Page 13 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Ponderosa Forest, Section Ten, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 298, Page 53 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Ponderosa Forest Extension, Section One, a subdivision in Harris County, Texas,

KP-2022-89595

according to the map or plat thereof, recorded in Volume 161, Page 29 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Ponderosa Forest Extension, Section Two, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 198, Page 85 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Ponderosa Trails, Section One, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 271, Page 145 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Ponderosa Trails, Section Two, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 288, Page 73 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- (4) Recording data for Declaration:*
- (1) Restrictions for Section Five and Amendment, recorded under Clerk's File Nos. D470939 and D996038;
 - (2) Restrictions for Section Seven and Amendment, recorded under Clerk's File Nos. D386655 and T433326;
 - (3) Restrictions for Section Eight, recorded under Clerk's File No. D996037;
 - (4) Restrictions for Section Nine, recorded under Clerk's File No. F216553;
 - (5) Restrictions for Section Ten and Amendment, recorded under Clerk's File Nos. G974464 and H691646;
 - (6) Restrictions for Extension One, recorded under Clerk's File No. D798544;
 - (7) Restrictions for Extension Two, recorded under Clerk's File No. D760885;
 - (8) Restrictions for Trails One, recorded under Clerk's File No. F725005;
 - (9) Restrictions for Trails Two, recorded under Clerk's File No. G588829;
 - (10) Payment Plan Policy, under Clerk's File No. 080-56-2597;
 - (11) Records Retention Policy, under Clerk's File No. 080-56-2600;
 - (12) Books and Records Production Policy, under Clerk's File No. 080-56-2605;
 - (13) Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's File No. 080-56-2587;
 - (14) Rules and Regulations, under Clerk's File No. RP-2018-369699;
 - (15) Regulations Regarding Building, under Clerk's File Nos. S833229, M836322, D996038 and W830453;
 - (16) Amendment Relating to Lien Position, filed under Clerk's File No. V777541;
 - (17) Articles of Incorporation and Amendments, filed under Clerk's File No. 533-22-2929; and
 - (18) By-Laws filed under Clerk's File No. 533-22-2940.
- (5) Mailing Address for Association is: Ponderosa Forest Maintenance Association, Inc. %Chaparral Management Company, Inc., PO Box 681007, Houston, TX 77268-1007

060608-7707-AM

- (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=0044>; email is cmc@chaparralmanagement.com
- (9) Resale certificate fees: \$375.00; \$100 - \$300 for expedited; updated \$75.00; transfer fee \$275.00.

Executed on this 16th day of February, 2022.

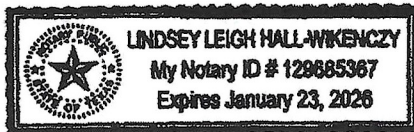
Ponderosa Forest Maintenance Association, Inc.

By: Jordan 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

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KP-2022-09599

RP-2022-89595
Pages 4
02/18/2022 09:39 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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

KP-7077-89595