RP-2022-392536
08/01/2022 ER $34.00

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
*for*
**BRADBURY FOREST HOMEOWNERS ASSOGATION, INC.**

THE STATE OF TEXAS §

COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Bradbury Forest Homeowners Association, Inc, a non-profit corporation organized and existing under the laws of the State of Texas ("Association"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously recorded:

1. Name of Subdivision: The name of the subdivision is Bradbury Forest.

2. Name of Association: The name of the Association is Bradbury Forest Homeowners Association, Inc.

3. Recording Data for the Subdivision:

Bradbury Forest, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 519037 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Bradbury Forest, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 586045 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Bradbury Forest, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 522202 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Bradbury Forest, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 581286 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Bradbury Forest, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 580203 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

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Bradbury Forest, Section Six (6), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 663217 of the Map Records of Harris County, Texas and all amendments to or replays o1said maps or plats, if any.

Bradbury Forest, Section Seven (7), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 677429 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Bradbury Forest, Section Eight (8), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 688169 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Bradbury Forest, Section Nine (9), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 694336 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 the Declaration:*

   a. Documents:

      (1) Declaration of Covenants, Conditions and Restrictions for Bradbury Forest.
      (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Bradbury Forest.
      (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Bradbury Forest.
      (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Bradbury Forest.
      (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Bradbury Forest.
      (6) Declaration of Annexation (Bradbury Forest, Section 2).
      (7) Declaration of Annexation (Bradbury Forest, Sections 4 and 5).
      (8) Declaration of Annexation (Bradbury Forest, Section 6).
      (9) Declaration of Annexation (Bradbury Forest, Section 7).
      (10) Declaration of Annexation (Bradbury Forest, Sections 8 and 9).

   b. Recording Information:

      (1) Harris County Clerk's File No. V545337 and re-recorded under Clerk's File No. V855667.
      (2) Harris County Clerk's File No. RP-2016-192307.
      (3) Harris County Clerk's File No. RP-2018-52356.
      (4) Harris County Clerk's File No. RP-2019-S41125.
      (5) Harris County Clerk's File No. RP-2021-227176.

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(6) Harris County Clerk's File No. Y266522.
(7) Harris County Clerk's File No. X590429.
(8) Harris County Clerk's File No. 20140254881.
(9) Harris County Clerk's File No. 20140254913.
(10) Harris County Clerk's File No. RP-2017-371174.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Bradbury Forest Homeowners Association, Inc. c/o Chaparral Management Company, LLC, P.O. Box 681007, Houston, Texas 77268-1007.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Chaparral Management Company, LLC. Address: P.O. Box 681007, Houston, Texas 77268-1007. Phone No.: 281.537.0957. Email Address: cmc@chaparralmanagement.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.bradburyforest.cont.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

| Description | Fee |
|---|---|
| Resale Certificate Fee | $375.00 |
| Resale Certificate Update | $75.00 |
| Compliance Inspection (optional) | $120.00 |
| Transfer Fee | $275.00 |
| Fees for "Rush Service" | $350.00 for 1 business day, $250.00 for 3 business days, $150.00 for 5 business days, and $100 for 7 business days |

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Resale certificates/ statement accounts information may be found at www.homewisedocs.com.

Executed on this 29th day of July ,2022.

BRADBURY FOREST HOMEOWNERS ASSOCIATION, INC.

By: Chaparral Management Company, LLC, Managing Agent

By Valerie Overbeck

Printed: Valerie Overbeck

As: VP of Client Relations

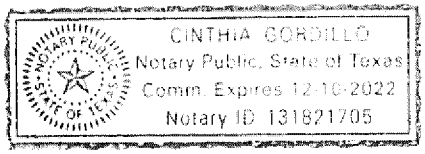
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or to report all information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly 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.

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THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this __day of July, 2022, personally appeared Valerie Overbeck VP of CR of CMC, Chaparral Management Company, Inc., Managing Agent of Bradbury Forest Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

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e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $34.00

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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.

COUNTY CLERK
HARRIS COUNTY, TEXAS