

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

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

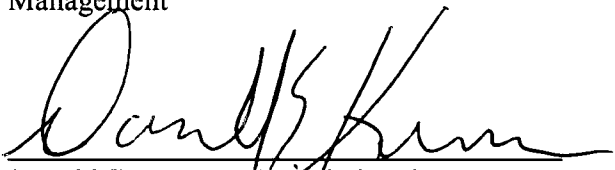
www.magprop.com

Transfer of Title Fees

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

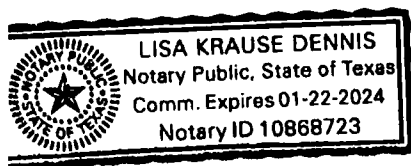
Executed on this the 23 day of August, 2023.

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