

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
ROYAL BROOK COMMUNITY ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTIES OF HARRIS AND MONTGOMERY §

The undersigned, being the Managing Agent for Royal Brook Community Association, 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: The name of the subdivision is Royal Brook.
2. Name of Association: The name of the Association is Royal Brook Community Association.
3. Recording Data for the Subdivision:
 - a. Royal Brook at Kingwood, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 670197 and partially replatted under Film Code No. 678449 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Royal Brook at Kingwood, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 670199 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Royal Brook at Kingwood, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 670201 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Royal Brook at Kingwood, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 674272 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Royal Brook at Kingwood, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 674601 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Royal Brook at Kingwood, Section Six (6), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 675213 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Royal Brook at Kingwood, Section Seven (7), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 681056 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Royal Brook at Kingwood, Section Nine (9), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Document No. 2018012839 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Royal Brook at Kingwood, Section Ten (10), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 695170 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Royal Brook at Kingwood, Section Ten (10), Replat No. 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 697482 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Royal Brook at Kingwood, Section Twelve (12), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 681367 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Royal Brook at Kingwood, Section Fourteen (14), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 682259 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Royal Brook at Kingwood, Section Seventeen (17), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 695008 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Royal Brook at Kingwood, Section Seventeen (17), Replat No. 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 697706 of the Map Records of

Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- o. Royal Brook at Kingwood, Section Eighteen (18), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 681059 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Royal Brook at Kingwood, Section Nineteen (19), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 696721 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Royal Brook at Kingwood, Section Twenty (20), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 692441 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Royal Brook at Kingwood, Section Twenty-Two (22), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 693896 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Royal Brook at Kingwood, Section Twenty-Three (23), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 690546 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- t. Royal Brook at Kingwood, Section Twenty-Four (24), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Document No. 2022100660 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- u. Royal Brook at Kingwood, Section Twenty-Five (25), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 699863 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- v. Royal Brook at Kingwood Reserves, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 692736 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 Royal Brook at Kingwood Section One.
- (2) Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Royal Brook (Amendment).
- (3) Amendment to the Declarations of Covenants, Conditions and Restrictions for Royal Brook at Kingwood.
- (4) Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Royal Brook at Kingwood (Amendment).
- (5) Royal Brook at Kingwood Supplemental Declaration of Covenant's Conditions & Restrictions Royal Brook at Kingwood Section One.
- (6) Royal Brook at Kingwood Declaration of Covenant's Conditions & Restrictions Annexation of Royal Brook at Kingwood Section Two.
- (7) Royal Brook at Kingwood Declaration of Covenant's Conditions & Restrictions Annexation of Royal Brook at Kingwood Section Three.
- (8) Royal Brook at Kingwood Declaration of Covenant's Conditions & Restrictions Annexation of Royal Brook at Kingwood Section Three.
- (9) Royal Brook at Kingwood Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Four.
- (10) Royal Brook at Kingwood Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Five.
- (11) Royal Brook at Kingwood Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Six.
- (12) Royal Brook at Kingwood Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Seven.
- (13) Royal Brook at Kingwood Community Association, Inc. Corrected Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Nine.
- (14) Royal Brook at Kingwood Community Association, Inc. Supplementary Declaration of Covenants, Conditions and

- Restrictions Annexation of Royal Brook at Kingwood Section Ten.
- (15) Royal Brook at Kingwood Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Twelve.
 - (16) Royal Brook at Kingwood Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Seventeen.
 - (17) Royal Brook at Kingwood Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Eighteen.
 - (18) Royal Brook at Kingwood Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Nineteen.
 - (19) Royal Brook at Kingwood Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Twenty.
 - (20) Royal Brook at Kingwood Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Twenty-Two.
 - (21) Royal Brook at Kingwood Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Twenty-Three.
 - (22) Royal Brook at Kingwood Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Twenty-Four.
 - (23) Royal Brook at Kingwood Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Twenty-Five.
 - (24) Royal Brook at Kingwood Declaration of Covenant's Conditions & Restrictions Annexation of Royal Brook at Kingwood Reserves.

b. Recording Information:

- (1) Harris County Clerk's File No. 20150436575 and Montgomery County Clerk's File No. 2022041981.

- (2) Harris County Clerk's File No. RP-2016-254612 and Montgomery County Clerk's File No. 2025033911.
- (3) Harris County Clerk's File No. RP-2023-286546.
- (4) Harris County Clerk's File No. RP-2023-457054 and Montgomery County Clerk's File No. 2023116470.
- (5) Harris County Clerk's File No. 20150532986.
- (6) Harris County Clerk's File No. 20150483743.
- (7) Harris County Clerk's File No. 20150502144.
- (8) Harris County Clerk's File No. 20150532968.
- (9) Harris County Clerk's File No. RP-2016-391337.
- (10) Harris County Clerk's File No. RP-2017-68020.
- (11) Harris County Clerk's File No. RP-2017-235174.
- (12) Harris County Clerk's File No. RP-2017-253888.
- (13) Montgomery County Clerk's File No. 2023019621.
- (14) Harris County Clerk's File No. RP-2022-57948.
- (15) Harris County Clerk's File No. RP-2018-33669.
- (16) Harris County Clerk's File No. RP-2022-319912.
- (17) Harris County Clerk's File No. RP-2018-98145.
- (18) Harris County Clerk's File No. RP-2022-288188.
- (19) Harris County Clerk's File No. RP-2021-92891.
- (20) Harris County Clerk's File No. RP-2021-155056.
- (21) Harris County Clerk's File No. RP-2020-200270.
- (22) Harris County Clerk's File No. RP-2022-512182 and Montgomery County Clerk's File No. 2023019622.
- (23) Harris County Clerk's File No. RP-2023-59026.
- (24) Harris County Clerk's File No. RP-2023-4415.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Royal Brook Community Association c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Kelly Dixon, Director of Community Management c/o Inframark. Address: 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: communitymanagement@inframark.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://home.inframark.com/?c=571>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

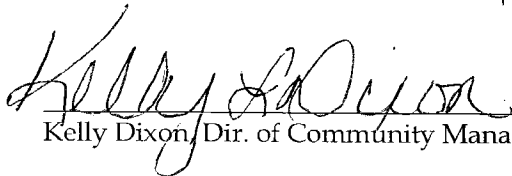
Description	Fee
Resale Certificate Fee	\$ 375.00

Updated Resale Certificate Fee	\$ 75.00
Transfer Fee	\$ 275.00
Refinance Fee	\$ 100.00
Rush Fee	\$185.00 1 day; \$150.00 3 days; \$125.00 5 days
Capitalization Fee [Declaration Article 5, Section 5.11]	Each Owner of a Lot or Commercial Unit, other than Declarant or a Builder, at the time it purchases a Lot or Commercial Unit, shall be obligated to pay a Capitalization Fee in an amount equal to 1/4 th of the then annual assessment amount. The amount of the Capitalization Fee for 2025 is \$300.00. Some exemptions apply. For future years, the Capitalization Fee must be confirmed by the Association.
Foundation Fee [Declaration Article 5, Section 5.12]	Each Owner of a Lot, other than Declarant or a Builder, at the time it purchases a Lot, shall be obligated to pay a Foundation Fee in an amount equal to .15% of the gross sales price of the home situated on the Lot. The Foundation Fee must be confirmed by the Association.

Executed on this 1 day of May, 2025.

ROYAL BROOK COMMUNITY ASSOCIATION

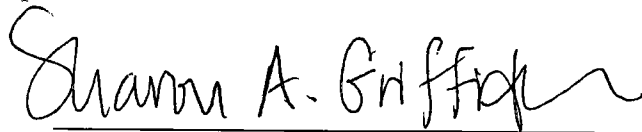
By: Inframark, Managing Agent


Kelly Dixon, Dir. of Community Management

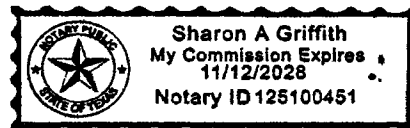
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others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

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 1 day of May, 2025 personally appeared Kelly Dixon, Dir. of Community Management for Inframark, Managing Agent for Royal Brook Community Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



RP-2025-167656

E-FILED FOR RECORD

05/05/2025 11:16AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

05/05/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

RP-2025-167656

RP-2025-167656
Pages 10
05/05/2025 11:40 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$57.00

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-2025-167656