

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**COPPER BEND AT INDIAN TRAILS COMMUNITY ASSOCIATION, INC.**

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THE STATE OF TEXAS   §  
  §  
COUNTY OF HARRIS   §

The undersigned, being the Managing Agent for Copper Bend at Indian Trails Community 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: The name of the subdivision is Copper Bend at Indian Trails.
2. Name of Association: The name of the Association is Copper Bend at Indian Trails Community Association, Inc.
3. Recording Data for the Subdivision:
  - a. Copper Ridge at Indian Trails, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 686886 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Copper Ridge at Indian Trails, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 692571 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Copper Ridge at Indian Trails, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 692576 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 Copper Bend at Indian Trails.
    - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Copper Bend at Indian Trails.

- (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Copper Bend at Indian Trails.
- (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Copper Bend at Indian Trails.
- (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Copper Bend at Indian Trails.
- (6) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Copper Bend at Indian Trails.

b. Recording Information:

- (1) Harris County Clerk's File No. RP-2019-35116.
- (2) Harris County Clerk's File No. RP-2019-58804.
- (3) Harris County Clerk's File No. RP-2019-562942.
- (4) Harris County Clerk's File No. RP-2021-122609.
- (5) Harris County Clerk's File No. RP-2022-89837.
- (6) Harris County Clerk's File No. RP-2020-554541.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Copper Bend at Indian Trails Community Association, Inc. c/o Graham Management, 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Graham Management. Address: 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042. Phone No.: 713.334.8000. Email Address: graham@grahammanagementhouston.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.grahammanagementhouston.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

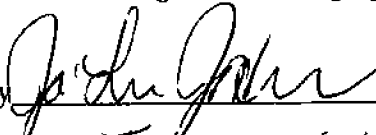
Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 275.00
Transfer Fee	\$ 300.00
Rush Fee	\$ 150.00
Payoff Request Fee	\$ 125.00

Deed Restriction Compliance/Violation Inspection Fee	\$ 250.00
Reserve Assessment [Declaration Article VI, Section 6.8]	Upon the first sale of a lot subsequent to the completion of a residential dwelling thereon and upon each subsequent sale of the lot, the purchaser of the lot must pay to the Association a Reserve Assessment in a sum equal to the Annual Maintenance Charge in effect as of the date of closing on the sale of the lot. The Reserve Assessment for 2022 is \$1,045.00. For future years, the Reserve Assessment must be confirmed with the Association.

Executed on this 14<sup>th</sup> day of June, 2022.

**COPPER BEND AT INDIAN TRAILS  
COMMUNITY ASSOCIATION, INC.**

By: Graham Management, Managing Agent

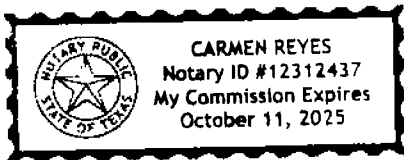
By:   
Printed: Ja'Loa Jordan  
Its: Community Manager

\*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 14<sup>th</sup> day of June, 2022 personally appeared Ja Lisa Jordan, Community Manager of Graham Management, Managing Agent for Copper Bend at Indian Trails Community 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.

Carmen Reyes  
Notary Public in and for the State of Texas



RP-2022-309671  
# Pages 5  
06/14/2022 01:45 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-2022-309671