

**MANAGEMENT CERTIFICATE
KLEINBROOK COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

Name of Subdivision: KLEINBROOK / COPPER FALLS

Name of Association: KLEINBROOK COMMUNITY ASSOCIATION, INC., INC.

Recording Data for Subdivision:

Kleinbrook, Section One (1), plat recorded in Volume 300, Page 61 of the Map Records of Harris County, Texas;

Kleinbrook, Section Two (2), plat recorded in Volume 301, Page 90 of the Map Records of Harris County, Texas;

Kleinbrook, Section Three (3), plat recorded in Volume 318, Page 26 of the Plat Records of Harris County, Texas;

Copper Falls, plat recorded in Film Code No. 531164 of the Map Records of Harris County, Texas;

Recording Data for Declaration:

Declaration of Covenants, Conditions and Restrictions, Kleinbrook, Section One, a Subdivision in Harris County, Texas, recorded at County Clerk's File No. G862907, and Film Code No. 177-00-2007, et seq.;

Declaration of Covenants, Conditions and Restrictions, Kleinbrook, Section Two, a Subdivision in Harris County, Texas, recorded May 5, 1981, at County Clerk's File No. G960911, and Film Code No. 184-83-0014, et seq.;

Declaration of Covenants, Conditions and Restrictions, Kleinbrook, Section Three, a Subdivision in Harris County, Texas, recorded September 29, 1983, at County Clerk's File No. J161462, and Film Code No. 060-84-0057, et seq.;

Declaration of Covenants, Conditions and Restrictions of Copper Falls, a Subdivision in Harris County, Texas, recorded August 20, 2003, at County Clerk's File No. W946937, and Film Code. No. 573-60-1169, et seq.;

Mailing Address of Association: 6630 Cypresswood Drive, Suite 100, Spring, Texas 77379.

Management Company: Chaparral Management Company, LLC, 6630 Cypresswood Drive, Suite 100, Spring, Texas 77379; designated representative is Chaparral Management Company, LLC, 6630 Cypresswood Drive, Suite 100, Spring, Texas 77379; 281-537-0957; cmc@chaparralmanagement.com

Association Information: The subdivision is situated entirely within Houston, Harris County, Texas; Articles of Incorporation of Kleinbrook Community Association, Inc., recorded February 26, 1981; Charter No. 0055150501.

Fees: Fee for Resale Certificate is \$375.00; Resale Certificate Update is \$75.00; Transfer Fee is \$275.00; Compliance Inspection (optional) is \$120.00; Fees for "Rush Service" - \$300.00 for 1 business day, \$200.00 for 3 business days, and \$100.00 for 5 business days.

This organization may also be reached via Treece Law Firm, P.C., 1020 Bay Area Boulevard, Suite 200, Houston, Texas 77058 – 281-667-3100, Michael J. Treece, Esq. mike@treecelaw.com.

Note: This Management Certificate does not list all dedicatory instruments and/or governing documents of the Association, and is not to be relied on as an exhaustive list. This Management Certificate is filed/recorded in compliance with the mandate of, and to meet the requirements of, Section 209.004 of the Texas Property Code.

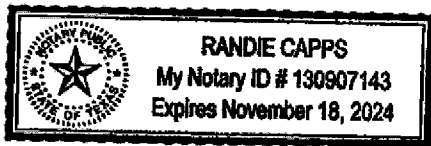
The Association's Dedicatory Instruments are available to members for viewing online at: <https://link.edgepilot.com/s/86258af4/B4EZaE7XkkGEAlbDIhZZUw?u=https://portal.chaparralmanagement.com/?c=0030>

EXECUTED this 24th day of September, 2021.

By: Valerie Overbeck
Managing Agent for Kleinbrook
Community Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me by the said Valerie Overbeck, in his/her capacity as Managing Agent for Kleinbrook Community Association, Inc., on this 24 day of September, 2021, on behalf of said Association.



Randie Capps
Notary Public - State of Texas

Prepared by:
Treece Law Firm, P.C.
1020 Bay Area Blvd., Ste 200
Houston, Texas 77058

RP-2021-560755
Pages 4
09/29/2021 05:14 PM
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

RP-2021-560755