

Management Certificate

In compliance with Tex. Prop. Code, Title 11 Section 209.004

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

FirstService Residential is the Managing Agent for Copperbrook Homeowners Association, Inc., the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, the undersigned is aware of the governing documents for the Association and is competent to make this Affidavit. As such, the undersigned certifies that the following information is correct:

Name of Subdivision: Copperbrook
Name of Association: Copperbrook Homeowners Association, Inc.
Website of Association: <https://copperbrookhoa.com>
<https://copperbrook.connectresident.com>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Declaration of Covenants, Conditions, and Restrictions (Section 1)	R596475	09/27/95
Declaration of Annexation (Section 2)	S896705	03/09/98
Declaration of Covenants, Conditions, and Restrictions (Section 2)	S896706	03/09/98
Declaration of Annexation (Section 3)	T346711	10/27/98
Declaration of Covenants, Conditions, and Restrictions (Section 3)	T346712	10/27/98
Declaration of Covenants, Conditions, and Restrictions (Section 5)	T470576	01/04/99
Declaration of Covenants, Conditions, and Restrictions (Section 4)	T716490	05/12/99
Articles of Incorporation	20100175565	04/30/10
Bylaws	20100175565	04/30/10
Flags & Flagpoles Policy	20120013394	01/01/12
Bylaw Amendment	20120013396	01/11/12
Application of Payments / Payment Plan Policy	20120013397	01/11/12
Document Retention Policy	20120013391	01/11/12
Pool Rules	20120013398	01/11/12
Rainwater Harvesting System Policy	20120013390	01/11/12
Records Production & Copying Policy	20120013395	01/11/12
Solar Energy Device Policy	20120013392	01/11/12
Residential Leasing Policy	RP-2018-551758	12/10/18
Violation Enforcement Guidelines and Fines Policy	RP-2020-264826	06/19/20
Rental & Leasing Policy	RP-2023-262515	07/13/23
Inoperative Vehicle Policy	RP-2023-268787	07/18/23

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Copperbrook Homeowners Association, Inc.
c/o FirstService Residential Houston
1330 Enclave Pkwy, Suite 425
Houston, TX 77077
877-253-9689
houston@fsresidential.com

The name, mailing address, telephone number, and email address of the managing agent / designated representative:

FirstService Residential
FirstService Residential Houston
1330 Enclave Pkwy, Suite 425
Houston, TX 77077
877-253-9689
houston@fsresidential.com

Legal Counsel for the Association is as follows:

LAMBRIGHT ★ MCKEE
940 Corbindale Rd.
Houston, Texas 77024
Telephone (713) 840-1515
Facsimile (713) 840-1521

Date: NOVEMBER 13, 2023

By: Aguiar
regional director, on behalf of FirstService Residential,
Managing Agent

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 13 day of November, 2023 by
Century Aguiar, on behalf of FirstService Residential, Managing Agent of the Association.



Scell
Notary Public in and for the State of Texas

EXHIBIT "A"

**FEES CHARGED BY THE ASSOCIATION RELATING
TO A PROPERTY TRANSFER IN THE SUBDIVISION**

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Resale Certificate	\$375.00
Resale Certificate update fee	\$75.00
Welcome Packet Fee	\$26.50
Transfer fee	\$340.00
Refinance Fee	\$100.00

RP-2023-436135
Pages 4
11/15/2023 03:25 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-2023-436135