

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
ROYAL BROOK COMMUNITY ASSOCIATION**

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THE STATE OF TEXAS           §  
   §  
COUNTY OF HARRIS           §

The undersigned, being the Manager of Royal Brook Community Association, a non-profit corporation 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 Royal Brook Community Association, Inc.:

1. Name of Subdivision: Royal Brook.
2. Name of Association: Royal Brook Community Association.
3. Recording Data for the Subdivision:
  - a) Royal Brook at Kingwood, Section 1, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 670197 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - b) Royal Brook at Kingwood, Section 2, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 670199 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - c) Royal Brook at Kingwood, Section 3, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 670201 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - d) Royal Brook at Kingwood, Section 4, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 674272 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - e) Royal Brook at Kingwood, Section 5, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 674601 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - f) Royal Brook at Kingwood, Section 6, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 675213 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - g) Royal Brook at Kingwood, Section 1 Partial Replat No 1 and Extension, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 678449 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - h) Royal Brook at Kingwood, Section 7, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 681056 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.

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- i) Royal Brook at Kingwood, Section 18, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 681059 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - j) Royal Brook at Kingwood, Section 12, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 681367 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - k) Royal Brook at Kingwood, Section 14, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 682259 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - l) Royal Brook at Kingwood, Section 20, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 692441 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - m) Royal Brook at Kingwood Reserves, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 692736 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - n) Royal Brook at Kingwood, Section 23, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 690546 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - o) Royal Brook at Kingwood, Section 17, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 695008 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - p) Royal Brook at Kingwood, Section 10, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 695170 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - q) Royal Brook at Kingwood, Section 22, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Film Code No. 693896 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.

4. Recording Data for the Declaration:

- a) Declaration of Covenants, Conditions, and Restrictions for Royal Brook at Kingwood, Section One, recorded on September 24, 2015, under County Clerk's File No. 20150436575 in the Official Public Records of Harris County, Texas.
- b) Declaration of Covenants, Conditions and Restrictions and Annexation of Royal Brook at Kingwood, Section Two, recorded on October 22, 2015, under County Clerk's File No. 20150483743 in the Official Public Records of Harris County, Texas.
- c) Declaration of Covenants, Conditions and Restrictions and Annexation of Royal Brook at Kingwood, Section Three, recorded on November 3, 2015, under County Clerk's File No. 20150502144 in the Official Public Records of Harris County, Texas.
- d) Supplemental Declaration of Covenants, Conditions and Restrictions for Royal Brook at Kingwood, Section One, recorded on November 24, 2015 under County Clerk's File No. 20150532986 in the Official Public Records of Harris County, Texas.
- e) Supplementary Declaration of Covenants, Conditions and Restrictions and Annexation of Royal Brook at Kingwood, Section Four, recorded on August 31, 2016 under County Clerk's File No. RP-2016-391337 in the Official Public Records of Harris County, Texas.

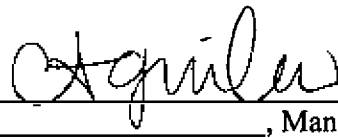
- f) Supplementary Declaration of Covenants, Conditions and Restrictions and Annexation of Royal Brook at Kingwood, Section Five, recorded on February 16, 2017 under County Clerk's File No. RP-2017-68020 in the Official Public Records of Harris County, Texas.
- g) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Six, recorded on May 30, 2017 under County Clerk's File No. RP-2017-235174 in the Official Public Records of Harris County, Texas.
- h) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Seven, recorded on June 8, 2017 under County Clerk's File No. RP-2017-253888 in the Official Public Records of Harris County, Texas.
- i) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Twelve, recorded on January 26, 2018 under County Clerk's File No. RP-2018-33669 in the Official Public Records of Harris County, Texas.
- j) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Eighteen, recorded on March 8, 2018 under County Clerk's File No. RP-2018-98145 in the Official Public Records of Harris County, Texas.
- k) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Twenty, recorded on February 24, 2021 under County Clerk's File No. RP-2021-92891 in the Official Public Records of Harris County, Texas.
- l) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Twenty-Three, recorded on May 12, 2020 under County Clerk's File No. RP-2020-200270 in the Official Public Records of Harris County, Texas.
- m) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Brook at Kingwood Section Twenty-Two, recorded on March 24, 2021 under County Clerk's File No. RP-2021-155056 in the Official Public Records of Harris County, Texas.

5. Name and Mailing Address of the Association is: Royal Brook Community Association, 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Royal Brook Community Association, c/o FirstService Residential Houston, 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
7. Telephone Number to Contact the Association is: 1-877-253-9689.
8. Email Address to Contact the Association: houston@fsresidential.com
9. The Association's website may be found at: <https://royalbrook.connectresident.com/>
10. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$375.00 or amount not to exceed the maximum allowable rate.
- b. Resale Certificate Update Fee: \$75.00.
- c. Welcome Packet Fee: \$26.50.
- d. Transfer Fee: \$295.00.
- e. Refinance Fee: \$100.00.

Executed on this the 28 day of December 2022.

ROYAL BROOK COMMUNITY ASSOCIATION

By: , Manager and Agent


THE STATE OF TEXAS

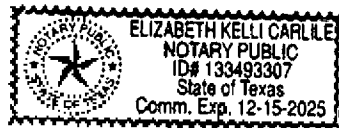
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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 28 day of December 2022 personally appeared Courtney Aguilera, Manager and Agent of 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 and on behalf of the Association.

  
Notary Public in and for the State of Texas



RECORDED BY:

**ISG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

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# Pages 5  
12/29/2022 09:08 AM  
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

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