

Copperbrook Homeowners Association, Inc.

Management Certificate

STATE OF TEXAS

HARRIS COUNTY

COPPERBROOK HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Management certificate pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificates filed by, or on behalf, of Copperbrook Homeowners Association, Inc., and provides the following information:

**1. Name of the Subdivision:** Copperbrook (the "Subdivision").

**2. Name of the Association:** Copperbrook Homeowners Association, Inc., a Texas non-profit corporation located in Houston, Harris County, Texas.

**3. Location of the Subdivision:** Res C Blk 2 Copperbrook Sec 1: 0 Willancy Dr., Houston, TX 77095 and Res A Blk 5 Copperbrook Sec 1: 14814 Englebrook Dr. Houston, TX 77095 Map Facet 4763D and Key Map 408G, in Harris County, Texas, according to the map(s) or plat map(s) recorded under in the Official Public Records of Real Property of Harris County, Texas:

- a. Copperbrook Section 1, a subdivision according to the map or plat thereof, recorded at File #R331480;
- b. Copperbrook Section 2, a subdivision according to the map or plat thereof, recorded at File # 707430;
- c. Copperbrook Section 3, a subdivision according to the map or plat thereof, recorded at File #S953817;
- d. Copperbrook Section 4, a subdivision according to the map or plat thereof, recorded at File #T597376;
- e. Copperbrook Section 5, a subdivision according to the map or plat thereof, recorded at File #T414443;

**4. The Subdivision Declaration is recorded in the Real Property Records of Harris County, Texas, as follows:**

- a. Declaration of Covenants, Conditions and Restrictions for Copperbrook Section One, recorded on September 27, 1995, under County Clerk's File No. R596475 in the Official Public Records of Real Property of Harris County, Texas.
- b. Declaration of Covenants, Conditions and Restrictions for Copperbrook Section Two, recorded on March 9, 1998, under County Clerk's File No. S896706 in the Official Public Records of Real Property of Harris County, Texas.
- c. Declaration of Covenants, Conditions and Restrictions for Copperbrook, Section Three, recorded on October 27, 1998, under County Clerk's File No. T346712 in the Official Public Records of Real Property of Harris County, Texas.
- d. Declaration of Covenants, Conditions and Restrictions for Copperbrook, Section Four, recorded on May 12, 1999, under County Clerk's File No. T716490 in the Official Public Records of Real Property of Harris County, Texas.
- e. Declaration of Covenants, Conditions and Restrictions for Copperbrook, Section Five, recorded on January 4, 1999, under County Clerk's File No. T470576 in the Official Public Records of Real Property of Harris County, Texas.

**6. The Declaration of Annexation is recorded in the Real Property Records of Harris County, Texas, as follows:**

- a. Declaration of Annexation of Copperbrook, Section Two, recorded on March 9, 1998 under County Clerk's File No. S896705 in the Official Public Records of Real Property of Harris County, Texas.
- b. Declaration of Annexation of Copperbrook, Section Three, recorded on October 27, 1998 under County Clerk's File No. T346711 in the Official Public Records of Real Property of Harris County, Texas.
- c. Declaration of Annexation of Copperbrook, Section Four, recorded on May 12, 1999 under County Clerk's File No. T716489 in the Official Public Records of Real Property of Harris County, Texas.
- d. Declaration of Annexation of Copperbrook, Section Five, recorded on January 4, 1999 under County Clerk's File No. T470577 in the Official Public Records of Real Property of Harris County, Texas.

**7. Policies and amendments filed are filed and recorded in the Real Property Records of Harris County, Texas, as follows:**

- a. Amendment to Bylaws: AMENDMENT NO.1 (Relating to increase of the Board from 3 to 5), File #20120278371 on June 25, 2012.

b. Amendment to Bylaws: AMENDMENT NO.2 (relating to lowering the Quorum from 25% to 10%) , File #20120278371 on June 25, 2012.

c. Amendment to Bylaws: AMENDMENT NO.3. (Alternate Election Procedures) File #20120013396 January 11,2012.

d. Certificate of Corporate Resolution of Board of Directors Copperbrook Homeowners Association, Inc. Record Productions and Copying, File # 20120013395 on January 11,2012.

e. Secretary's Certificate for Copperbrook Homeowners Association, Inc. FINES FOR NONCOMPLIANCE, File # 20130298246 on June 18, 2013.

f. Violation Enforcement Guidelines and Fines Policy for Copperbrook Homeowner's Association, Inc. File # RP-2020-264826 on June 19, 2020.

g. Certificate of Corporate Resolution of Board of Directors Copperbrook Homeowners Association, Inc. Rainwater Harvesting Systems, File # 20120013390 on January 11,2012.

h. Certificate of Corporate Resolution of Board of Directors Copperbrook Homeowners Association, Inc. Displayed Flags and Flagpoles. File #20120013394 on January 11, 2012.

i. Residential Lease or Rental Resolution for Copperbrook Homeowner's Association, Inc. .File #RP-2018-551758 on December 10, 2018.

j. Secretary (President's) Certificate for Copperbrook Homeowner's Association Inc., Adopted Pool Rules File # 20120013398 Filed January 11, 2012.

k. Certificate of Corporate Resolution of Board of Directors Copperbrook Homeowners Association, Inc. APPLICATION OF PAYMENTS AND ALTERNATE PAYMENT SCHEDULES. File #20120013397 Filed January 11,2012.

l. Certificate of Corporate Resolution of Board of Directors Copperbrook Homeowners Association, Inc. RELIGIOUS DISPLAYS File# 20120013393 Filed January 11,2012.

m. Certificate of Corporate Resolution of Board of Directors Copperbrook Homeowners Association, Inc. GUIDELINES REGARDING SOLAR ENERGY DEVICES File #20120013392 Filed January 11, 2012.

n. Certificate of Corporate Resolution of Board of Directors Copperbrook Homeowners Association, Inc. DOCUMENT RETENTION File #20120013391 Filed January 11, 2012.

**8. Other pertinent information pertaining to the Association, all recorded in Real Property Records of Harris County, Texas, as follows:**



a. Bylaws recorded as File #20100175565 on April 30, 2010, and on February 12, 1993 (no file#)

b. Articles of Incorporation recorded as File #137183901 on Sept. 21, 1995, and File #20100175565 on 04/30/2010.

**1. Name and Mailing Address of the Association:**

Copperbrook Homeowners Association Inc.  
c/o Affinity Property Management, LLC  
3880 Greenhouse Rd. Ste. #407  
Houston, TX 77084  
832-917-8500  
832-956-1440

**2. Name, Address, and Email Address of the person managing the association or the association's designated representative:**

Pritpal Rose McNally  
c/o Affinity Property Management, LLC  
3880 Greenhouse Rd. Ste. #407  
Houston, TX 77084  
832-917-8500  
832-956-1440

[rose@affinityhoa.com](mailto:rose@affinityhoa.com) (Copperbrook HOA Agent & Owner of Affinity Property Management LLC)

**3. Telephone Number to contact the Association:**

832-917-8500  
832-956-1440

**4. Website where dedicatory instruments are posted:**

[www.copperbrookhoa.com](http://www.copperbrookhoa.com)  
[www.affinityhoa.com](http://www.affinityhoa.com)

**5. Cost of Resale and Transfer Fees: (\$175 Resale Certificate, \$150 Transfer Fee).  
**\$325 Total****

SIGNED THIS 23<sup>rd</sup> DAY OF September, 2021

COPPERBROOK HOMEOWNERS ASSOCIATION, INC.

BY

(Print Name,  
Title):

Pritpal Rose McNally

Pritpal Rose McNally, Owner-Affinity Property Management, LLC. & Managing Agent for  
Copperbrook Homeowners Association, Inc.

The State of Texas County of Harris Before me, Pritpal Rose McNally (insert  
the name and character of the officer), on this day personally appeared

Pritpal Rose McNally, known to me (or proved to me on the oath of  
or through TX Driver License (description of identity card or

other document) to be the person whose name is subscribed to the foregoing instrument and  
acknowledged to me that he/she executed the same for the purposes and consideration therein  
expressed. (Seal) Given under my hand and seal of office this 23<sup>rd</sup> day of September

2021. [Signature] (Notary's Signature) Notary Public, State  
of Texas

