

**RESIDENTIAL LEASE OR  
RENTAL RESOLUTION FOR COPPERBROOK  
HOMEOWNER'S ASSOCIATION, INC.**

WHEREAS, the Board of Directors of Copperbrook Homeowner's Association, Inc. ("Association") desire to approve this resolution in accordance with the Declarations of Covenants, Conditions and Restrictions filed in the Harris County Real Property Records under file number R596475, S896706, T346712, T716490, and T470576; and

WHEREAS, in compliance with Texas Property Code §209.016, the Association desires to adopt and approve the following Residential Lease or Rental Resolution to provide a common plan as to the use of the property within the subdivision, Copperbrook ("Subdivision").

FOR the purposes of this resolution, "Homeowner" shall mean the record owner of the property subject to the lease or rental agreement and "Leasee" or "Renter" shall mean the person who wishes to rent or lease the property and is not the record owner of the property.

**Residential Lease or Rental Restrictions:**

1. Homeowners shall provide the Association with the lease or rental agreement between the homeowner and leasee or renter of the home located within the Subdivision.
  - a. In compliance with §209.016(a)(1-4), the homeowner and leasee/renter may redact sensitive information within the lease or rental agreement such as:
    - i. social security numbers
    - ii. driver's license numbers
    - iii. government-issued identification numbers
    - iv. or account, credit card, or debit card numbers.
2. Notwithstanding section 1(a) of this resolution, homeowners shall provide the Association with the lease or rental agreement which shall include the length of the agreement (how long the renter/leasee will be staying in the home) and the contact information for all individuals entering into the lease or rental agreement.
3. This resolution in no way requires or allows the Association or any agent of the Association to submit a lease application to be approved for tenancy by the Association or any other party or committee in compliance with §209.016(b)(1); and
4. The following information ***shall not*** be submitted to the Association regarding a lease or rental application in compliance with §209.016(b)(2):
  - a. A consumer or credit report; or
  - b. A lease or rental application when applying for tenancy

RP-2018-551758

5. If the Homeowner does not provide the lease or rental agreement to the Association, the Association has the authority to deny the homeowner and the renter or leasee access to the pool facilities.

IN WITNESS WHEREOF, the undersigned President of Copperbrook Homeowners' Association, Inc. has hereunto set my hand this 10 day of December, 2018.

Copperbrook Homeowners' Association, Inc.

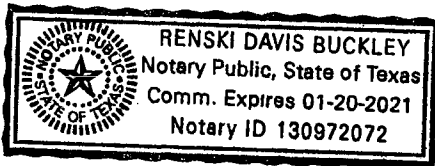
By: [Signature]  
Francesca Garcia, President

STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on the 10 day of December 2018, by Francesca Garcia, President of Copperbrook Homeowner's Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.



[Signature]  
Renski Davis Buckley  
Notary Public, State of Texas

**CERTIFICATE**

The undersigned President and Secretary, respectively, certify that, a majority of the Board of Directors agree to the Residential Lease or Rental Resolution.

Date: 12/10/18

By: [Signature]  
President

Date: 12/10/18

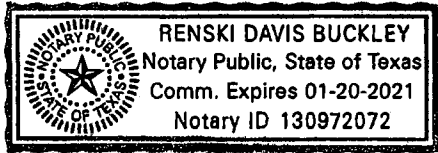
By: [Signature]  
Secretary

RP-2018-551758

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 10 day of December 2018, by Francesca Garcia, President of Copperbrook Homeowner's Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.

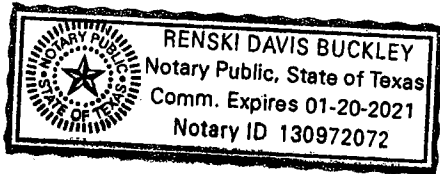


*Renski Davis Buckley*  
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 10 day of December 2018, by Elias Megersa, Secretary of Copperbrook Homeowner's Association, Inc.. a Texas nonprofit corporation, on behalf of said corporation.



*Renski Davis Buckley*  
Notary Public, State of Texas

Return to:  
Roach & Mitchell, PLLC  
25211 Grogan's Mill Rd., Suite #220  
The Woodlands, Texas 77380

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RP-2018-551758  
# Pages 4  
12/10/2018 02:28 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$24.00

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.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2018-551758