

**Management Certificate for Briardale Civic Club, Inc.**

STATE OF TEXAS     X  
                                 X  
COUNTY OF HARRIS X

The undersigned, being the President for BRIARDALE CIVIC CLUB, INC. (hereinafter the "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 the Association.

1. Name of Subdivision: Briardale Addition in Harris County, Texas (Blocks One (1) and Two (2) being all residential lots facing Huckleberry Circle in Houston, Texas).

2. Name of Association: The name of the Association is Briardale Civic Club, Inc., incorporated as a Texas Non-Profit company on May 9, 1999.

3. Recording Data for the Subdivision(s): Blocks One (1) and Two (2) of the Briardale Addition in Harris County, Texas according to the map or plat thereof recorded in Volume 41, Page 19 of the Map Records of Harris County, Texas.

4. Recording Data for the Declaration(s):

- A. (Prior Restrictions) Briardale Restrictions, Revisions and Amendments to Protective Covenants filed under Clerk's File No. 529-91-3857 on December 30, 1999, in the public records of real property in Harris County, Texas; amended by
- B. (Current Restrictions) Amended and Restated Restrictions for Briardale filed under Clerk's File No. RP-2025-157834 on April 29, 2025.

5. The contact information for the Association is as follows:

Briardale Civic Club, Inc.  
% James Russell Laughead, Jr.  
5121 Huckleberry Circle  
Houston, Texas 77056  
E-mail: rlaughead@att.net  
Phone: 713-302-1851

6. The contact information of the designated representative of the Association is as follows:

Briardale Civic Club, Inc.  
% James Russell Laughead, Jr.  
5121 Huckleberry Circle  
Houston, Texas 77056  
E-mail: rlaughead@att.net  
Phone: 713-302-1851

7. Restrictions on Short-term and Commercial Rental Agreements: The Association has prohibited the engagement all short-term rentals/leases/agreements for any term less than six (6) months, and the engagement of a non-residential or commercial lease/agreement for any property/lot situated within the HOA (Huckleberry Circle, Houston, Texas) governed by the Association.

8. Fees Related to Property Transfer:

Resale Certificate: \$100.00 through June 30, 2025; \$150 as of July 1, 2025

Resale Certificate Update: \$50.00 as of July 1, 2025

Transfer Fee: \$100.00 as of July 1, 2025

NOTE: Only fees or charges relating to a property transfer are listed above. Often there are other fees or charges primarily related to a transaction other than the property transfer which are not listed in this certificate such as rush charges or other special handling or delivery fees and copying fees. You are advised to discuss with management any questions you may have regarding any such fees or charges prior to closing.

9. The annual Association fee is \$1,100 (eleven hundred dollars) assessed to each lot within the subdivision covered by the Association (Huckleberry Circle, Houston, TX 77056) every calendar year, plus accrued interest and amounts due for delinquent dues, if any.

EXECUTED this the 20<sup>th</sup> day of June 2025.

BRIARDALE CIVIC CLUB, INC.

By: Andrew Kaneb

Name: Andrew Kaneb

5164 Huckleberry Circle

Houston, TX 77056

Position: Association President

THE STATE OF TEXAS

COUNTY OF HARRIS

mail to:

✓✓  
Michael Omer

Board Secretary

Briardale C.C., Inc.

5167 Huckleberry Circle

Houston, TX 77056

This instrument was acknowledged before me on this the 20<sup>th</sup> day of June 2025, by Andrew Kaneb, President for Briardale Civic Club, Inc., Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in the capacity therein expressed.

[Signature]

Notary Public, Texas



My Notary ID #

Expires 07-08-2029

FILED FOR RECORD

10:23:04 AM

Thursday, June 26, 2025

*Leneshia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Thursday, June 26, 2025



*Leneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS