

**COPPER LAKES HOMEOWNERS ASSOCIATION
PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

COPPER LAKES HOMEOWNERS ASSOCIATION, a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is Copper Lakes
- (2) The name of the association is Copper Lakes Homeowners Association.
- (3) The subdivision is recorded as follows:
 - a. Copper Lakes, Section One, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. P238153, of the Plat Records of Harris County, Texas;
 - b. Copper Lakes, Section Two, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. P250008, of the Plat Records of Harris County, Texas;
 - c. Copper Lakes, Section Three, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. P731088, of the Plat Records of Harris County, Texas;
 - d. Copper Lakes, Section Four, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. U194743, of the Plat Records of Harris County, Texas;
 - e. Copper Lakes, Section Five, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. R089628, of the Plat Records of Harris County, Texas;
 - f. Copper Lakes, Section Six, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. S512904, of the Plat Records of Harris County, Texas;
 - g. Copper Lakes, Section Seven, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. U289582, of the Plat Records of Harris County, Texas;

- h. Copper Lakes, Section Eight, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. V379880, of the Plat Records of Harris County, Texas;
- i. Copper Lakes, Section Nine, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. V354120, of the Plat Records of Harris County, Texas;
- j. Copper Lakes, Section Ten, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. V599161, of the Plat Records of Harris County, Texas;
- k. Copper Lakes, Section Eleven, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. V674935, of the Plat Records of Harris County, Texas;
- l. Copper Lakes, Section Twelve, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. W880251, of the Plat Records of Harris County, Texas;
- m. Copper Lakes, Section Thirteen, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. X801008, of the Plat Records of Harris County, Texas;
- n. Copper Lakes, Section Fourteen, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. Y114768, of the Plat Records of Harris County, Texas;
- o. Copper Lakes, Section Fifteen, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. Z448706, of the Plat Records of Harris County, Texas;
- p. Copper Lakes, Section Sixteen, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. 20070184962, of the Plat Records of Harris County, Texas;
- q. Copper Lakes, Section Seventeen, an addition in Harris County, Texas, according to the Map or Plat thereof recorded at Clerk's File No. 20110045428, of the Plat Records of Harris County, Texas.

(4) The recording data for the declaration and any amendments to the declaration are recorded in the Real Property Records of Harris County, Texas, as follows:

- a. Declaration of Covenants, Conditions and Restrictions for Copper Lakes, Sections One and Two, under Clerk's File No. P290219;
- b. Amendment to Declaration of Covenants, Conditions and Restrictions for Copper Lakes, Sections One and Two, under Clerk's File No. T751980;
- c. Declaration of Covenants, Conditions, Restrictions, and Easements, under Clerk's File No. T269625;
- d. Declaration of Covenants, Conditions, Restrictions, and Easements, under Clerk's File No. T137672;
- e. Declaration of Covenants, Conditions, Restrictions, and Easements, under Clerk's File No. T106633;
- f. Supplemental Declaration of Covenants, Conditions and Restrictions, Copper Lakes, Section Eight, under Clerk's File No. V439647;
- g. Restrictive Covenant, under Clerk's File No. V075207;
- h. Annexation of Copper Lakes, Section Three, under Clerk's File No. P760409;
- i. Annexation of Copper Lakes, Section Four, under Clerk's File No. U203633;
- j. Annexation of Copper Lakes, Section Five, under Clerk's File No. P760410;
- k. Annexation of Copper Lakes, Section Six, under Clerk's File No. S571311;
- l. Annexation of Copper Lakes, Section Seven, under Clerk's File No. U302864;
- m. Annexation of Copper Lakes, Section Eight, under Clerk's File No. V384584;
- n. Annexation of Copper Lakes, Section Nine, under Clerk's File No. V360644;
- o. Annexation of Copper Lakes, Section Ten, under Clerk's File No. V607177;
- p. Annexation of Copper Lakes, Section Eleven, under Clerk's File No. V808921;
- q. Annexation of Copper Lakes, Section Twelve, under Clerk's File No. V908185;
- r. Annexation of Copper Lakes, Section Thirteen, under Clerk's File No. X819722;
- s. Annexation of Copper Lakes, Section Fourteen, under Clerk's File No. 2005007154;
- t. Annexation of Copper Lakes, Section Fifteen, under Clerk's File No. Z459265

- u. Annexation of Copper Lakes, Section Sixteen, under Clerk's File No. 20070413287;
- v. Annexation of Copper Lakes, Section Seventeen, under Clerk's File No. 20110088011;

(5) The name and mailing address of the Association is:

Copper Lakes Homeowners Association
c/o Inframark Management Services
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449.

(6) The name, mailing address, telephone number, and email address of the Association's

Designated Representative is:

- a. Inframark Management Services;
- b. 2002 West Grand Parkway North, Ste. 100, Katy, Texas 77449;
- c. (281) 870-0585;
- d. Customercare@inframark.com.

(7) The Association's website address is: copperlakes.nabrnetwork.com.

(8) The following fees are charged by the Association relating to a property transfer in the

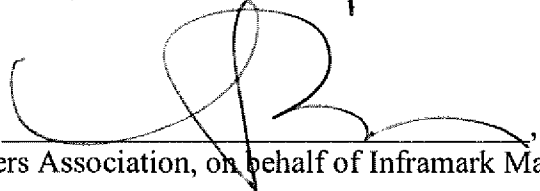
Subdivision:

- a. Private Transfer Fee: \$300.00;
- b. Resale Certificate Fee: \$350.00;
- c. Updated Resale Certificate Fee: \$75.00;
- d. Refinance Fee: \$100.00.
- e. Rush Fees:
 - i. One Day Rush: \$185.00;
 - ii. Three Day Rush: \$150.00;

iii. Five Day Rush: \$125.00.

- (9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association.

SIGNED THIS 17th DAY OF September, 2021.

By: , Managing Agent for Copper Lakes Homeowners Association, on behalf of Inframark Management Services.

Angela Bumann
Print Name

STATE OF TEXAS

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COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Angela Beniam, of Inframark Management Services, Managing Agent for Copper Lakes Homeowners Association, and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 17 day of Sept., 2021



Sharon Ann Griffith
Notary Public, State of Texas

RP-2021-537792
Pages 7
09/20/2021 02:15 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$38.00

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-2021-537792