

**MANAGEMENT CERTIFICATE  
KLEINBROOK COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS                    §  
   §        KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS           §

**Name of Subdivision:** KLEINBROOK / COPPER FALLS

**Name of Association:** KLEINBROOK COMMUNITY ASSOCIATION, INC.

**Recording Data for Subdivision:**

Kleinbrook, Section One (1), plat recorded in Volume 300, Page 61 of the Map Records of Harris County, Texas;

Kleinbrook, Section Two (2), plat recorded in Volume 301, Page 90 of the Map Records of Harris County, Texas;

Kleinbrook, Section Three (3), plat recorded in Volume 318, Page 26 of the Plat Records of Harris County, Texas;

Copper Falls, plat recorded in Film Code No. 531164 of the Map Records of Harris County, Texas;

**Recording Data for Declaration:**

Declaration of Covenants, Conditions and Restrictions, Kleinbrook, Section One, a Subdivision in Harris County, Texas, recorded at County Clerk's File No. G862907, and Film Code No. 177-00-2007, et seq.;

Declaration of Covenants, Conditions and Restrictions, Kleinbrook, Section Two, a Subdivision in Harris County, Texas, recorded May 5, 1981, at County Clerk's File No. G960911, and Film Code No. 184-83-0014, et seq.;

Declaration of Covenants, Conditions and Restrictions, Kleinbrook, Section Three, a Subdivision in Harris County, Texas, recorded September 29, 1983, at County Clerk's File No. J161462, and Film Code No. 060-84-0057, et seq.;

Declaration of Covenants, Conditions and Restrictions of Copper Falls, a Subdivision in Harris County, Texas, recorded August 20, 2003, at County Clerk's File No. W946937, and Film Code No. 573-60-1169, et seq.;

**Mailing Address of Association:** 6630 Cypresswood Drive, Suite 100, Spring, Texas 77379.

**Management Company:** Chaparral Management Company, LLC, 6630 Cypresswood Drive, Suite 100, Spring, Texas 77379; designated representative is Chaparral Management Company, LLC, 6630 Cypresswood Drive, Suite 100, Spring, Texas 77379; 281-537-0957; cmc@chaparralmanagement.com

**Association Information:** The subdivision is situated entirely within Houston, Harris County, Texas; Articles of Incorporation of Kleinbrook Community Association, Inc., recorded February 26, 1981; Charter No. 0055150501.

**Fees:**

| Description                      | Fee  |
|----------------------------------|--|
| Resale Certificate Fee           | \$ 375.00  |
| Resale Certificate Update        | \$ 75.00   |
| Compliance Inspection (optional) | \$ 120.00  |
| Transfer Fee                     | \$ 275.00  |
| Fees for "Rush Service"          | \$350.00 for 1 business day, \$250.00 for 3 business days, \$150.00 for 5 business days, and \$100 for 7 business days |

**Note:** This Management Certificate does not list all dedicatory instruments and/or governing documents of the Association, and is not to be relied on as an exhaustive list. This Management Certificate is filed/recorded in compliance with the mandate of, and to meet the requirements of, Section 209.004 of the Texas Property Code.

The Association's Dedicatory Instruments are available to members for viewing online at:

<https://portal.chaparralmanagement.com/?c=0030>

EXECUTED this 29<sup>th</sup> day of July, 2022.

By: Valerie Overbeck  
Managing Agent for Kleinbrook Community Association, Inc.

STATE OF TEXAS     §  
                                  §  
COUNTY OF HARRIS   §

The foregoing instrument was acknowledged before me by the said Valerie Overbeck  
in his/her capacity as Managing Agent for Kleinbrook Community Association, Inc., on this 29<sup>th</sup> day of  
July, 2022, on behalf of said Association.

Sarah Suzanne Shaw  
Notary Public- State of Texas



RP-2022-392830

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# Pages 4  
08/01/2022 03:00 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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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