

No. 2022-83747

KINGWOOD ESTATES HOMEOWNERS
ASSOCIATION, INC.

VS.

COURTNEY COPA

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IN THE 129TH JUDICIAL DISTRICT COURT
OF HARRIS COUNTY, TEXAS

FINAL JUDGMENT

BE IT REMEMBERED that on this day came on before this Court the above-entitled and numbered cause, the Court being regularly in session in the term, time and at the place where the above-captioned was commenced, and it being after the appearance date for Courtney Copa, Defendant herein. Despite having been duly served with process and citation, the said citation bearing the officers return thereon and having been on file with the Clerk of the Court for more than ten (10) days exclusive of filing and of this date, Defendant at all times heretofore failed to appear and make Answer in this cause and wholly made default. The Court, after due consideration of the evidence on file, is of the opinion and finds that the allegations in Plaintiff's Petition have been admitted, that this cause of action is for a liquidated sum, that this Judgment should be in all things rendered as a final judgment, that Defendant breached restrictive covenants on file with the Harris County Real Property Records by not paying to Plaintiff, Kingwood Estates Homeowners Association, Inc., maintenance assessments, interest, cost, and reasonable attorney fees and expenses; that these unpaid amounts accrued on Defendant's assessment account and are secured by a continuing lien on the hereinafter described real property owned by Defendant; that all of the charges contained in the exhibits to Plaintiff's *Motion* are lawful with all payments being applied in accordance with applicable law; that

Plaintiff should have and recover such amount from Defendant, and have foreclosure of its lien on the subject Property owned by Defendant. IT IS THEREFORE,

ORDERED, ADJUDGED AND DECREED that Plaintiff, Kingwood Estates Homeowners Association, Inc., have and recover of and from Defendant, COURTNEY COPA, unpaid assessments and charges that accrued on Defendant's assessment account through February 17, 2023 in the amount of \$4,453.90, said amount being charged as a continuing lien in favor of the Plaintiff Association as against the hereinafter described Property. IT IS FURTHER

ORDERED, ADJUDGED AND DECREED that Plaintiff, Kingwood Estates Homeowners Association, Inc., have and recover of and from Defendant, Courtney Copa, reasonable and necessary attorney's fees for legal services rendered in the amount of \$2,609.00 and expenses/costs incurred in the amount of \$952.43, said amounts constituting a continuing lien upon the subject Property running in favor of Plaintiff. IT IS FURTHER

ORDERED, ADJUDGED AND DECREED that Plaintiff, Kingwood Estates Homeowners Association, Inc., have and recover of and from Defendant, Courtney Copa, interest on all amounts awarded in this Judgment at the rate of 7.5% *per annum* from the date of this Judgment until paid in full, said amount constituting a continuing lien upon the subject Property running in favor of Plaintiff. IT IS FURTHER

ORDERED, ADJUDGED AND DECREED that Plaintiff, Kingwood Estates Homeowners Association, Inc., have foreclosure of its lien (*said lien being established by restrictive covenants on file with the Harris County Real Property Records and being for*

unpaid maintenance assessments and related charges that accrued on Defendant's assessment account through February 17, 2023) on the following property, *to wit*:

Lot Ten (10), in Block One (1), of Kingwood Estates Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Film Code Number 611100, of the Map Records of Harris County, Texas.

IT IS FURTHER

ORDERED, ADJUDGED AND DECREED that an *Order of Sale* shall issue to any sheriff or constable within the State of Texas to seize and sell the above-described property, the same being under execution in satisfaction of this Judgment. IT IS FURTHER

ORDERED, ADJUDGED AND DECREED that if the property cannot be found or if the proceeds of the sale are insufficient to satisfy the judgment, the sheriff or constable shall take the money or any unpaid balance out of any other property of Defendant, Courtney Copa, as in the case of ordinary executions. IT IS FURTHER

ORDERED, ADJUDGED AND DECREED that all writs and processes as may be necessary to enforce and collect this Judgment may issue as necessary. This Judgment finally disposes of all claims and all parties, and may be appealed.

SIGNED this _____ day of _____, 2023.

Signed:
4/20/2023



JUDGE PRESIDING

APPROVED AS FILED BY:

HOLTTOLLETT, P.C.



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