

Property Owner's Association Management Certificate

This Property Owner's Association Management Certificate is being recorded by Copper Creek Condos HOA, Inc., a Texas non-profit corporation (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

- (1) Name of the Subdivision: Copper Creek Condos
- (2) Name of the Association: Copper Creek Condos HOA, Inc.
- (3) Mailing Address for the Association: 3363 University Dr. East, Suite 215 Bryan, TX 77802
- (4) Recording data for the subdivision:
 - a. The plat is recorded at Volume 13045, Page 196 of the Official Records, Brazos County Texas.
- (5) Recording data for the declaration and any amendments thereto:
 - a. the Declaration of Covenants, Conditions and Restrictions of Copper Creek Condos is recorded at Volume 13045, Page 194 of the Official Records, Brazos County, Texas on November 16, 2015.
 - b. Correction to the first amendment to Declaration of Copper Creek Condos is recorded at Volume 13568, Page 121 of the Official Records, Brazos County, Texas on August 16, 2016.
 - c. A second amendment to the Declaration of Copper Creek Condos is recorded at Volume 13385, Page 78 of the Official Records, Brazos County, Texas on June 2, 2016
 - d. A third amendment to the Declaration of Copper Creek Condos is recorded at Volume 13544, Page 149 of the Official Records, Brazos County, Texas on August 15, 2016.
- (6) Name, mailing address, telephone number, and email address of the Person Managing the Association or its Designated Representative:
 - a. Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties
3363 University Dr. East, Suite 215
Bryan, TX 77802
(979) 764-2500
hoa@bealbcs.com
- (7) The website address for the Association's dedicatory instruments: www.bealbcshoa.com.
- (8) Fee charged by the Association:
Administration Fee: \$125
- (9) Other information the Association considers appropriate:
 - a. The bylaws of the Association were adopted on November 17, 2015 and are recorded at Volume 13045, Page 245 of the Official Records, Brazos County, Texas. They are also available at bealbcshoa.com or at the office of Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties.
 - b. The first amendment to the bylaws of the Association is recorded at Volume 14706, Page 199 of the Official Records, Brazos County, Texas.

Executed on this 31st day of May 2023.

Copper Creek Owners Association, Inc.,
a Texas non-profit corporation

By: 
Association President

[ACKNOWLEDGMENT ON THE FOLLOWING PAGE]

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 31st day of May 2023, by Katherine Wigginton, President of Copper Creek Condos HOA, Inc., a Texas non-profit corporation, on behalf of said entity.



J. Myers
Notary Public, State of Texas



VG-267-2023-1503551

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1503551
Volume : 18658

Real Property Recordings

Recorded On: June 01, 2023 02:25 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

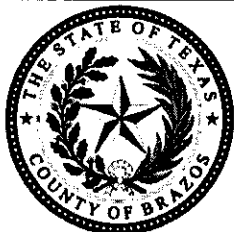
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1503551
Receipt Number: 20230601000107
Recorded Date/Time: June 01, 2023 02:25 PM
User: Patsy D
Station: CCLERK07

Record and Return To:

BEAL PROPERTIES
3363 UNIVERSITY DRIVE EAST,STE 215
BRYAN TX 77802



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX