

COPPER RIDGE PROPERTY OWNERS ASSOCIATION

MANAGEMENT CERTIFICATE

The undersigned, being an authorized representative of the Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Copper Ridge
2. The name of the Association: Copper Ridge Property Owners Association
3. The recording data for the subdivision: See **Exhibit A**.
4. The name and mailing address of the Association: See below.
5. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: The Neighborhood Company, LLC
Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132
Phone Number: 830.264.2454
Email Address: Info@NeighborhoodCo.com

6. Website for Dedicatory Instruments: www.Copperridgeowners.com
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00
Transfer Fee: \$375.00
Working Capital [Improved Lot]: \$1,000
Working Capital [Unimproved Lot]: \$500

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

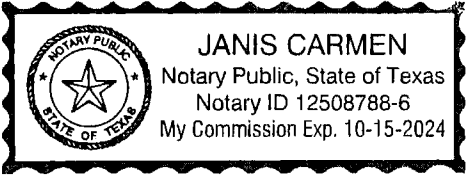
The foregoing is a true and correct copy of the Management Certificate for the association identified below.

COPPER RIDGE PROPERTY OWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: *[Signature]*
Name: ALEX VALDES
Title: ATTY IN FACT

STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on the 9th day of February, 2022, by Alex Valdes, the Attorney in Fact of COPPER RIDGE PROPERTY OWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL) 

[Signature]
Notary Public Signature

EXHIBIT A

Document	Recording Information
Copper Ridge, Phase I Plat	Document No. 200806018524
Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase I	Document No. 200806018940
First Amendment to the Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase I	Document No. 201106010034
Copper Ridge Phase IIA Plat	Document No. 201206040273
Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase IIA	Document No. 201206041170
Copper Ridge Phase 3A Plat	Document No. 201406000323
Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 3A	Document No. 201406000339
Design Guidelines, Copper Ridge Phase 1 and Phase 3A	Document No. 201406000340
Second Amendment to Declaration of Covenants, Conditions and Restrictions Copper Ridge Phases I and 3A	Document No. 201406014705
Copper Ridge Phase 3B Plat	Document No. 201406018590
Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 3B	Document No. 201406022125
Copper Ridge Phase 2B Plat	Document No. 201406028564
Supplemental Declaration of Covenants, Conditions and Restrictions for Copper Ridge Subdivision, Phase IIB Comal County, Texas	Document No. 201406029425
Copper Ridge Phase 1B Plat	Document No. 201406036336
Design Guidelines Copper Ridge	Document No. 201406040096
Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 1B	Document No. 201506010183
Copper Ridge Phase 4 Plat	Document No. 201506022945
Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 4	Document No. 201506023502
Copper Ridge Phase 5 Plat	Document No. 201506033914
Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 5	Document No. 201506036558

Copper Ridge Phase 2C Plat	Document No. 201606030597
Supplemental Declaration of Covenants, Conditions and Restrictions for Copper Ridge Subdivision, Phase IIC Comal County	Document No. 201606031350
Copper Ridge, The Addition North Phase	Document No. 201806028385
Declaration of Covenants, Conditions and Restrictions Copper Ridge, The Addition North Phase	Document No. 201806028758
First Amendment to Declaration of Covenants Conditions and Restrictions Copper Ridge, The North Addition Phase	Document No. 201806029785
Third Amendment to Declaration of Covenants, Conditions and Restrictions Copper Ridge Phase I and Second Amendment to Declaration of Covenants, Conditions and Restrictions Copper Ridge Phase 3A and First Amendment to Declaration of Covenants, Conditions and Restrictions Copper Ridge Phases 3B, 4 and 5	Document No. 201806029786
Copper Ridge, The Addition South Phase	Document No. 201806043789
Supplemental Declaration of Covenants, Conditions and Restrictions for Copper Ridge The Addition, South Phase	Document No. 201906017772
Copper Ridge Amended and Restated Fine Enforcement Policy	Document No. 202006053053

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/15/2022 01:12:07 PM
LAURA 4 Pages(s)
202206007370



Bobbie Koepp