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TRANSFER OF CONTROL OF ARCHITECTURAL CONTROL COMMITTEE FROM SOUTHERLAND COMMUNITIES NB LAND PROPERTIES, LTD. to COPPER RIDGE PROPERTY OWNERS ASSOCIATION.

THE STATE OF TEXAS *

COUNTY OF COMAL *

WHEREAS, Southerland Communities NB Land Properties, Ltd., a Texas Limited Partnership and Copper Ridge, LLC (collectively "Owners" or "Declarant") own property which has been developed into the Copper Ridge Subdivision, a residential subdivision located in Comal County, Texas, and;

WHEREAS, plats of the various units of the Copper Ridge Subdivision which Owners developed are recorded as follows:

COPPER RIDGE, PHASE I, Comal County, Texas, according to the map or plat recorded in Document No. 200806018524, Official Public Records of Comal County, Texas.

COPPER RIDGE, PHASE 3A, Comal County, Texas, according to the map or plat recorded in Document No. 201406000323, Official Public Records of Comal County, Texas.

COPPER RIDGE, PHASE 3B, Comal County, Texas, according to the map or plat recorded in Document No. 201406018590, Official Public Records of Comal County, Texas.

COPPER RIDGE, PHASE 4, Comal County, Texas, according to the map or plat recorded in Document No. 201506022945, Official Public Records of Comal County, Texas.

COPPER RIDGE, PHASE 5, Comal County, Texas, according to the map or plat recorded in Document No. 201506033914, Official Public Records of Comal County, Texas.

COPPER RIDGE, THE ADDITION NORTH PHASE, Comal County, Texas, according to the map or plat recorded in Document No. 201806028385, Official Public Records of Comal County, Texas.

Annexation Affidavit for Copper Ridge, The Addition North Phase, Comal County, recorded under Clerk's Document No. 201806045425, Official Public Records of Comal County, Texas.

WHEREAS the Owners subjected the above described units to certain restrictions, easements, covenants, conditions, stipulations and reservations more fully set forth in the following documents:

Declaration of Covenants, Condition and Restrictions – Copper Ridge recorded as follows:

Phase I - recorded under Clerk's Document No. 200806018940, Official Public Records of Comal County, Texas, as amended,

Phase 3A - recorded under Clerk's Document No. 201406000339, Official Public Records of Comal County, Texas, as amended,

Phase 3B - recorded under Clerk's Document No. 201406022125, Official Public Records of Comal County, Texas, as amended,

Phase 4 - recorded under Clerk's Document No. 201506023502, Official Public Records of Comal County, Texas, as amended,

Phase 5 - recorded under Clerk's Document No. 201506036558, Official Public Records of Comal County, Texas, as amended,

The Addition North Phase - recorded under Clerk's Document No. 201806028758, Official Public Records of Comal County, Texas, as amended,

(collectively "Restrictions"): and,

WHEREAS, Article VI of the Restrictions establish an Architectural Control Committee to oversee and approve the plans and specifications for improvements located in the COPPER RIDGE SUBDIVISION; and,

WHEREAS, Article VI, Section 6.4, of the Restrictions states:

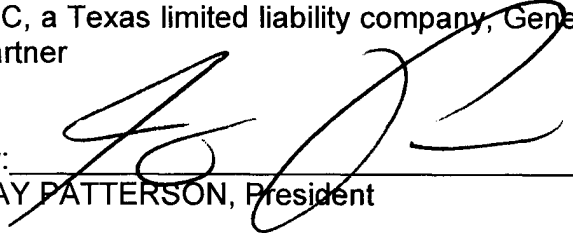
"At such time as ninety-five percent (95%) of all the Lots in all units of COPPER RIDGE whether platted or to be platted, are conveyed by Declarant (from time to time hereafter referred to as the "Control Transfer Date"), the Declarant shall cause an instrument transferring control over the Association and the Architectural Control Committee to be placed of record in the Official Public Records of Comal County, Texas. Additionally, the Declarant shall have the right to discontinue the exercise of architectural control privileges and arrange for the transfer to the Association at any time prior to the Control Transfer Date by filing a statement and instrument to such effect in the Official Public Records of Comal County, Texas.

WHEREAS, Declarant desires to discontinue the exercise of architectural control privileges and transfer such rights to the Copper Ridge Property Owners Association on the units platted by Declarant.

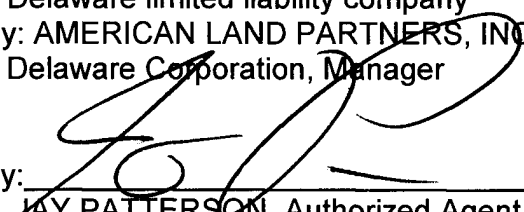
NOW THEREFORE, Southerland Communities NB Land Properties, Ltd., a Texas limited partnership and Copper Ridge, LLC hereby transfers their rights of the Architectural Control to the Copper Ridge Property Owners Association on the unit and file this Document as evidence thereof.

EXECUTED on the date of the acknowledgment, but EFFECTIVE as of the 24th day of April, 2019.

SOUTHERLAND COMMUNITIES NB LAND PROPERTIES, LTD., a Texas limited partnership, by SC NB LAND PROPERTIES, LLC, a Texas limited liability company, General Partner

By: 
JAY PATTERSON, President

SOUTHERLAND COPPER RIDGE, LLC a Delaware limited liability company
By: AMERICAN LAND PARTNERS, INC. a Delaware Corporation, Manager

By: 
JAY PATTERSON, Authorized Agent

THE STATE OF TEXAS *
COUNTY OF COMAL *

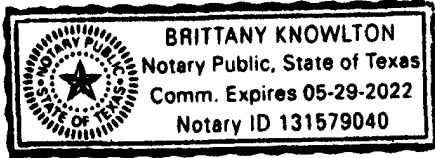
This instrument was acknowledged before me on this the 6 day of AUGUST, 2019, by JAY PATTERSON, President, of SC NB LAND PROPERTIES, LLC, a Texas limited liability company, as General Partner for SOUTHERLAND COMMUNITIES NB LAND PROPERTIES, LTD., a Texas limited partnership, in the capacity therein stated, on behalf of said Company.

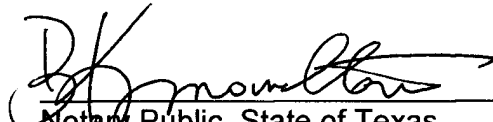



NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS *
COUNTY OF COMAL *

This instrument was acknowledged before me on the 6 day of AUGUST, 2019, by JAY PATTERSON, Authorized Agent of AMERICAN LAND PARTNERS, INC., Manager of SOUTHERLAND COPPER RIDGE, LLC, a Delaware Limited Liability Company, in the capacity therein stated.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Kristen Quinney Porter, LLC
P.O. Box 312643
New Braunfels, Texas 78131-2643

PREPARED IN THE LAW OFFICE OF:
Kristen Quinney Porter, LLC
P.O. Box 312643
New Braunfels, Texas 78131-2643

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
08/27/2019 01:30:37 PM
EMILY 4 Page(s)
201906030118



Bobbie Koepf