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After Recording Return To:

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Austin, Texas 78701
avaldes@winstead.com



COPPER RIDGE

Comal County, Texas

AMENITY USE CONDITIONS [WAIVER AND RELEASE OF LIABILITY]

Reference the (i) Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase I, recorded under Document No. 200806018940, Official Public Records of Comal County, Texas. This documents rescinds and replaces, in its entirety, the Copper Ridge COVID-19 Policy – Amenities, recorded as Document No. 202006018118, Official Public Records of Comal County, Texas.

AMENITY USE CONDITIONS
[WAIVER AND RELEASE OF LIABILITY]

GENERAL RULES

1. **General Use Conditions.** The use by any person, whether an Owner, guest, invitee, or vendor, of any property owned, managed, or controlled by Copper Ridge Property Owners Association a Texas non-profit corporation (the "Association"), including any common area property, amenities, or recreational facilities (the "Community Facilities") shall be subject to the following conditions:
2. **Use of Community Facilities** – Entry upon or use of any Community Facilities is at the user's own risk. The Association reserves the right to: (i) require any user to acknowledge any applicable rules in writing; and (ii) require any user to sign a waiver and release form.
3. **Compliance With Applicable Law.** Users must comply with all applicable legal statutes, codes, ordinances, and all other public laws, along with the Association's covenants and rules, when using any Community Facilities. A violation of applicable law while using any Community Facilities may be the basis for the Association to issue a violation notice to a user.
4. **User Assumption of Risk.** EACH OWNER AND USER RELEASES AND HOLDS HARMLESS THE ASSOCIATION AND ITS OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, AND AGENTS FROM ANY COST, LOSS, DAMAGE, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION INCURRED OR THAT MAY ARISE BY REASON OF SUCH OWNER'S USE OF ANY COMMUNITY FACILITIES, AMENITIES, OR COMMON AREA.
5. **Rescission of COVID-19 Policy.** The Copper Ridge COVID-19 Policy – Amenities, recorded as Document No. 202006018118, Official Public Records of Comal County, Texas, has been repealed and is of no force or effect as of the date this instrument is recorded.

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, the undersigned has executed this policy on the 6th day of September, 2022.

By: COPPER RIDGE PROPERTY OWNERS ASSOCIATION a Texas non-profit corporation

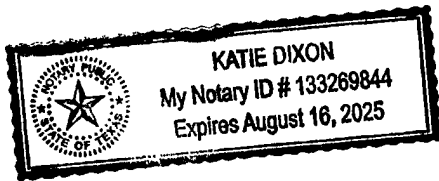
Susan D Martin
Printed Name: SUSAN D MARTIN
Title: PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me September 6, 2022, by Susan Martin the President of the Copper Ridge Property Owners Association a Texas non-profit corporation, on behalf of said non-profit corporation.

[seal]

Katie Dixon
Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
09/14/2022 08:46:09 AM
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Bobbie Koepf