



AFTER RECORDING RETURN TO:
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COPPER RIDGE

ADOPTION OF SPECIAL ASSESSMENT [WORKING CAPITAL]

Cross-reference the Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase I, recorded under Document No. 200806018940, Official Public Records of Comal County, Texas; (ii) First Amendment to the Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase I, recorded under Document No. 201106010034, Official Public Records of Comal County, Texas; (iii) Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase IIA, recorded under Document No. 201206041170, Official Public Records of Comal County, Texas; (iv) Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 3A, recorded under Document No. 201406000339, Official Public Records of Comal County, Texas; (v) Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 3B, recorded under Document No. 201406022125, Official Public Records of Comal County, Texas; (vi) Supplemental Declaration of Covenants, Conditions and Restrictions for Copper Ridge Subdivision, Phase IIB Comal County, Texas, recorded under Document No. 201406029425, Official Public Records of Comal County, Texas; (vii) Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 1B, recorded under Document No. 201506010183, Official Public Records of Comal County, Texas; (viii) Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 4, recorded under Document No. 201506023502, Official Public Records of Comal County, Texas; (ix) Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 5, recorded under Document No. 201506036558, Official Public Records of Comal County, Texas; (x) Supplemental Declaration of Covenants, Conditions and Restrictions for Copper Ridge Subdivision, Phase IIC Comal County, Texas, recorded under Document No. 201606031350, Official Public Records of Comal County, Texas; (xi) Declaration of Covenants, Conditions and Restrictions Copper Ridge, The Addition North Phase, recorded under Document No. 201806028758, Official Public Records of Comal County, Texas; (xii) First Amendment to Declaration of Covenants Conditions and Restrictions Copper Ridge, The North Addition Phase, recorded under Document No. 201806029785, Official Public Records of Comal County, Texas; (xiii) 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, recorded under Document No. 201806029786, Official Public Records of Comal County, Texas; (xiv) Supplemental Declaration of Covenants, Conditions and Restrictions for Copper Ridge The Addition, South Phase, Comal County, Texas, recorded under Document No. 201906017772, Official Public Records of Comal County, Texas (collectively, the "Declaration").

COPPER RIDGE
ADOPTION OF SPECIAL ASSESSMENT [WORKING CAPITAL]

The following Adoption of Special Assessment [Working Capital] is made pursuant to the provisions of Article VII of the Declaration, which provides that the Association may levy Special Assessments from time to time to cover unbudgeted expenses or expenses in excess of those budgeted, and further provides that any such Special Assessment may be levied against all Lots and may be enforced in the same manner as the Regular Annual Assessment.

1. **Working Capital Assessment.** In accordance with *Article VII* of the Declaration, the Association hereby adopts a special assessment for working capital (the "**Working Capital Assessment**") in the amount of One Thousand and No/100 Dollars (\$1,000.00) for an improved lot and Five Hundred and No/100 Dollars (\$500.00) for an unimproved lot. The Working Capital Assessment applies to all Lots on an annual basis; however, the Working Capital Assessment only becomes due upon the purchase and sale of a Lot and the sum must be paid to the Association at closing.

2. **Subject to Change.** The amount of the Working Capital Assessment designated hereunder is subject to change from time to time by the Board of Directors by a recorded amendment to this document.

3. **Capitalized Terms.** Capitalized terms used but not defined herein shall have the meanings ascribed to such terms in the Declaration.

[Signature page follows]

ACKNOWLEDGMENT

The undersigned hereby certifies that he/she is the duly elected, qualified and acting PRESIDENT of the Copper Ridge Property Owners Association, a Texas non-profit corporation (the "Association"), and that he or she certifies that this is a true and correct copy of the Copper Ridge – Adoption of Special Assessment [Working Capital] policy approved by the Association's Board of Directors.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 24 day of November, 2021

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

Susan D. Martin
Printed Name: SUSAN D. MARTIN

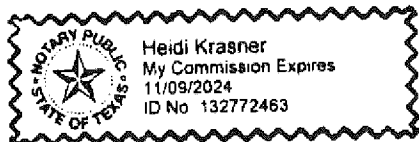
Title: PRESIDENT

STATE OF TEXAS §

COUNTY OF Comal §

This instrument was acknowledged before me on this 24 day of November 2021 by Susan Martin, President of the Copper Ridge Property Owners Association a Texas non-profit corporation, on behalf of said non-profit corporation.

[seal]



Heidi Krasner
Notary Public Signature

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
12/01/2021 04:17:15 PM
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Bobbie Koepf