

**MANAGEMENT CERTIFICATE
FOR
Copperfield Homeowners Association, Inc.**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

This Management Certificate is executed by Copperfield Homeowners Association, Inc., a homeowners association (the "Association"), in accordance with Section 209.004 of the Texas Property Code and supersedes any prior management certificate filed by the Association.

1. Name of the Community:

The name of the community is Copperfield Townhomes.

2. Name of the Association:

The name of the homeowners association is Copperfield Homeowners Association, Inc.

3. The location of the Community is:

Recording Data for Subdivision: The Plat was recorded as Document No 198101104660 Vol 81110 Page 1137 in the Real Property Records of Dallas County, Texas on June 5, 1981.

4. Recording Data for the Association:

Recording Data for Subdivision: The Plat was recorded as Document No 198101104660 Vol 81110 Page 1137 in the Real Property Records of Dallas County, Texas on June 5, 1981. Recording Data for Declaration: The Declaration of Covenants, Conditions and Restrictions for Copperfield Homeowners Association, Inc. was filed of record on January 27, 1981, 1982, Document No. 198200189852 Vol 82018 Page 1947 in Deed Records, Dallas County, Texas and refiled on March 25, 1982, at Instrument No. 198200600516 Vol 82060 Page 2127. Recording Data for Certificate of Partial Amendment to Copperfield Declaration of Covenants, Conditions and Restrictions was filed of record on October 9, 2008, at Instrument No. 20080326333 in the Official Public Records, Dallas County, Texas (the "First Amendment to Declaration"). Recording Data for Second Amendment to Declaration of Covenants, Conditions and Restrictions for Copperfield was filed August 4, 2020, to the Real Property Records of Dallas County, Texas as Document No. 202000215639. Recording Data for Notice of Filing Dedicatory Instruments for Copperfield was filed March 29, 2022, to the Real Property Records of Dallas County, Texas as Document No. 201200088168. Includes: Guidelines for Roofing Materials, Document Retention Policy, Guidelines for Solar Energy Devices, Document Inspection and Copying Policy, Guidelines for Display of Flags, Payment Plan Policy, Guidelines for Rainwater Recovery Devices, Guidelines for Religious Item Display, Articles of Incorporation of Copperfield Homeowners Association, Bylaws of Copperfield Homeowners Association, Collection Policy, and Approved Landscape Plants.

5. Name and Contact Information of the Association's Management Company and Designated Representative:

The management and designated representative of the Association is Fletcher Community Partners, LLC, a professional management firm located at 8140 Walnut Hill Lane, Suite 530, Dallas, Texas 75231. Fletcher Community Partners may be contacted by phone at (214) 874-0900 or by fax at (214) 874-0900. Email correspondence should be directed to William F. Crawford at team@fletcher-cp.com. Additional information regarding management services is available on the website at www.fletcher-cp.com.

6. Name and Mailing Address of the Association:

The mailing address for the Association is:
Copperfield Homeowners Association, Inc.
c/o Fletcher Community Partners, LLC
8140 Walnut Hill Lane, Suite 530
Dallas, Texas 75231

**7. Property Transfer Fee(s) Charged by the Association:**

- Private Transfer Fees: \$0
- Capitalization Fees: \$0
- Resale Certificate Fee: \$375
- Resale Certificate Update: \$75
- Management Company Transfer of Ownership Fee: \$275
- Refinance Fee: \$200
- Rush Fees: From: \$35 to \$125
- Lender Questionnaire: From \$150 to \$250
- Statement of account: \$125

8. Restrictions and Enforcement:

The Association is governed by the covenants, conditions, and restrictions (CC&Rs) set forth in its governing documents, which include the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, and Articles of Incorporation. These documents are available upon request at the office of the management company or at the Association's business office. Website for Dedicatory Instruments: www.fletcher-cp.com, select "Homeowner Login" on the top right, and enter your account credentials,

9. Filing of Certificate:

This Management Certificate is being filed with the County Clerk's office in accordance with Texas Property Code Section 209.004. A copy of this certificate will also be maintained in the Association's records. It shall be valid until a later Management Certificate is filed of record by the Association or a successor Manager, or until termination of this Management Certificate is filed of record, whichever is sooner.

Authorized Signatory for the Homeowners Association:

By: William F. Crawford, Fletcher Community Partners, LLC, President
Managing Agent for Copperfield Homeowners Association, Inc., Duly Authorized Agent

This certificate is executed and signed on this April 11, 2025.

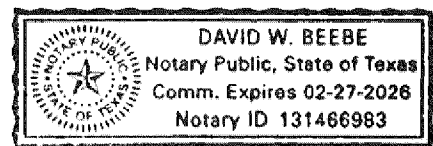
Acknowledgement

State of Texas
County of Dallas

Before me, the undersigned authority, on this day, personally appeared William F. Crawford, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this date April 11, 2025.

David Beebe
Notary Public in and for the State of Texas



My Commission Expires: Date 2-27-26

AFTER RECORDING PLEASE RETURN TO:

Fletcher Community Partners, LLC
8140 Walnut Hill Lane, Suite 530
Dallas, Texas 75231

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500075864

eRecording - Real Property

Recorded On: April 15, 2025 08:54 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 202500075864
Receipt Number: 20250414000968
Recorded Date/Time: April 15, 2025 08:54 AM
User: Javen H
Station: Cc136

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**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 Records of Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX